ATTACHMENT A - APPLICATION DOCUMENTATION

From: Richard Watkins
To: applications
Cc: tanya.hansen@greymouthpetroleum.co.nz
Subject: FW: Tanya Hansen shared "Resource Consent Application Weld Road" with you
Date: Monday, 26 August 2024 5:03:21 pm
Attachments: AttachedImage
AttachedImage
AttachedImage
image001.png

Hi,

Can you please load this application to vary a consent notice.

Kind regards,

Richard Watkins
Principal Planner

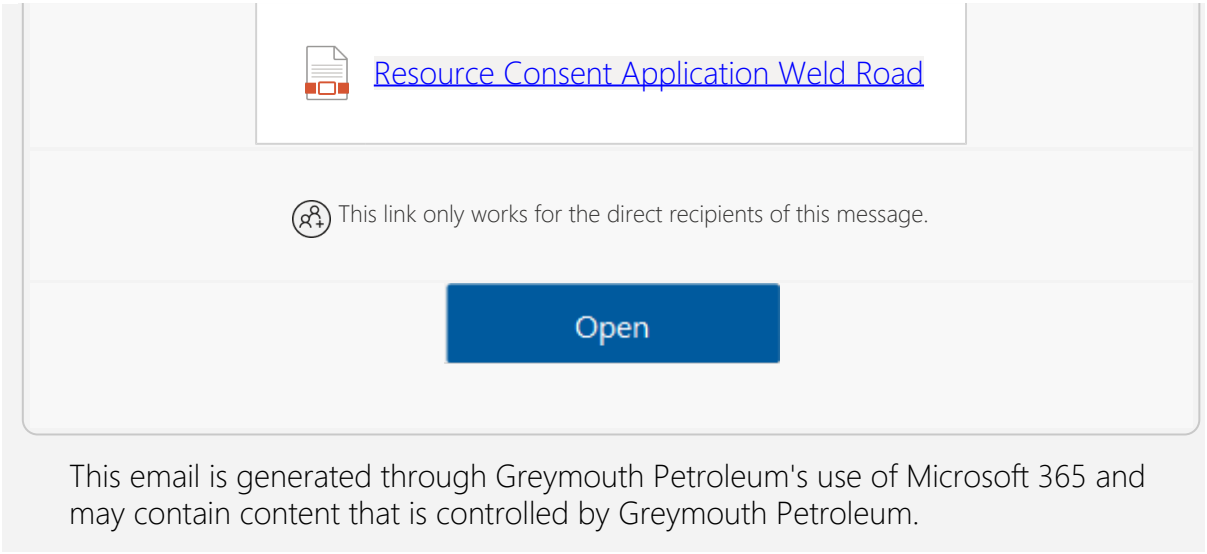
New Plymouth District Council | Liardet St | Private Bag 2025 | New Plymouth 4340 | Ph 06-759 6060 Mobile 0272 605 977
www.newplymouthnz.com | Facebook | Twitter

From: Tanya Hansen <tanya.hansen@greymouthpetroleum.co.nz>
Sent: Monday, August 26, 2024 2:51 PM
To: Richard Watkins <Richard.Watkins@npdc.govt.nz>
Subject: Tanya Hansen shared "Resource Consent Application Weld Road" with you

Tanya Hansen shared a file with you

Hi Richard,

Please find attached a resource consent application for 263 Weld Road, Oakura. Can you kindly arrange for a lodgement invoice to be emailed to the applicant for the resource consent fee. Kind Regards, Tanya



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New Plymouth District Council

FORM 10
Application for change or cancellation of a resource consent condition
Section 127, Resource Management Act 1991

This form must be submitted with a completed application cover page form.

1. Applicant details

1a. I am the ○ Property owner ○ Lessee ☑ Agent authorised by owner/lessee

1b. Full name: Tanya (First name(s)) Hansen (Surname)

1c. Electronic service address: tanya_hansen@hotmail.com

1d. Telephone: 0275582692 (Mobile) ____ (Landline)

1e. Postal address or alternative method of service under Section 352 of RMA 1991: 43 Donnelly Street, Oakura, Taranaki 4314

2. Property owner details

Provide details below for the property owner if different to 1. above

2a. Full name: Heinrich and Sophie (First name(s)) Fourie (Surname)

2b. Electronic service address: h.fourie@clelands.net.nz

2c. Telephone: 0274457105 (Mobile) ____ (Landline)

3. Resource consent details

This application relates to the following resource consent:

3a. Resource consent number: Sub22/48035

3b. Description of consented activity: Rural lifestyle block

3c. Site address: 263 Weld Road, Oakura

4. Change details

4a. This application is for a change or cancellation of the following resource consent condition(s):

Condition number	Brief description	Change	Cancellation
	Change to Consent Notice 125651061.1 stipulated in Condition 15	☑	○
	of consent Sub22/48035	○	○
		○	○

Please turn over

OFFICE USE ONLY

Date received		Application #		Planner's Pre-check
Time received		Document #		Signature
Received by		Property ID		Date
Receipt #		Land ID		
Amount paid	$			

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4. Change details - continued

4b. Please provide details/reasons for the change or cancellation:

Refer attached AEE.

5. Information included in application

5a. I confirm that I have assessed my proposed activity against the relevant matters of the RMA:

- ☑ Section 127 Change or cancellation of consent condition on application by consent holder.
- ☑ Part 2 Purpose and Principles.
- ☑ Section 104 Consideration of Applications.
- ☑ Schedule 4, including an Assessment of Environmental Effects (AEE).

5b. I have attached this assessment and all other relevant information, including plans, as listed below:

Refer AEE attached.

5c. ☑ Written approvals from affected parties. Contact the Council if you are unsure of who the potentially affected parties might be.

5d. ○ Application fee. Refer to the land use or subdivision consents fees and charges schedule.

6. Post-approval contact details for monitoring purposes

6a. Full name

First name(s)	Surname
Heinrich	Fourie

6b. Electronic service address: h.fourie@clelands.net.nz

6c. Telephone

Mobile	Landline
0274457105	

7. Privacy statement

The Privacy Act 2020 applies to the personal information provided in this application. For the purposes of processing this application the Council may disclose that personal information to another party. If you want to have access to, or request correction of, that personal information, please contact the Council.

8. Applicant's declaration and privacy waiver

By signing this application, or by submitting this application electronically, I confirm that I am authorised to make such an application, that the information contained in this application is true and correct and that I have read, understood and agree to such terms and conditions applying to this application. I acknowledge and agree to the disclosure of my personal information in respect of this application.

A signature is not required if this application is submitted electronically.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

First name(s)	Surname
Tanya	Hansen

Signature	Date
Tanya Hansen	27/8/24

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

FORM

Application cover page

(required with all other forms)

Incorporates requirements of Form 2, sections 33 or 45, Building Act 2004

1. Property details

1a. Site address (Specify unit/level number, location of building within site/block number, building name and street name): 263 Weld Road Lower

1b. Current lawfully established use: Lifestyle block with sheds

1c. Legal description: Lot 2 DP 582431

1d. Rapid number: 263

2. Property owner details

2a. Owner name: Heinrich and Sophie (First name(s)) Fourie (Surname)

2b. Name of additional owner(s)/company/trust:

2c. Contact person (if different from above): Tanya Hansen

2d. Postal address (include postcode): 43 Donnelly Street, Oakura, Taranaki 4314

2e. Contact details: Phone: ; Mobile: 0275582692; Fax:

2f. Email: tanya_hansen@hotmail.com

3. Payer details

3a. Required for invoice: ○ Applicant - proceed to 4 ☑ Owner - proceed to 4 ○ Other - provide details below

3b. Name in full: Heinrich and Sophie Fourie

3c. Postal address: Please email invoice to h.fourie@clelands.net.nz

4. Description of project

4a. Detailed description of the development/ project: Change a consent notice stipulated in condition 15 of Sub22/48035 to allow an existing shed on a property to be converted into a dwelling. This is further detailed in the application.

4b. Will business activities take place when building is completed? ○ Yes ☑ No

Please turn over

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5. NPDC applications for this project

OFFICE USE ONLY

Information provided

	Application attached	Have applied already (write the application number if known)
5a. Common applications		
Project information memorandum	○	
Building consent	○	
Vehicle crossing	○	
Encroachment licence	○	
Land use resource consent	○	
Deemed permitted boundary activity notice	○	
Subdivision resource consent	✓	
Sewer connection/disconnection	○	
Stormwater connection/disconnection	○	
Water connection/disconnection	○	
5b. Non-residential applications		
Discharge of trade waste consent	○	
Alcohol licensing	○	
Food premises registration	○	
Health Act registration (Hairdressing, camping ground, funeral parlour, offensive trade)	○	
Beauty registration	○	
5c. Other project authorisations		
Swimming pool registration	○	
Temporary obstruction on road reserve	○	
Temporary road closure	○	
Easements through NPDC-owned reserve land	○	
5d. Other project requirements		
Rapid number request	○	
Contractors parking space reservation	○	
Existing street damage declaration	○	

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New Plymouth District Council

GUIDE

Application cover page

Incorporates requirements of Form 2, sections 33 or 45, Building Act 2004

Explanations in this guide are intended to assist you to complete the application cover page form - numbers on the form relate to the explanatory notes in this guide.

How to use the application cover page form

New Plymouth District Council (NPDC) administers a number of Acts on behalf of central government. Each Act sets out specific requirements on what type of activities or projects need to be approved under that legislation.

This application form is designed to offer you an integrated way to apply for multiple approvals or NPDC services and achieve compliance for your project.

You only need to submit one application cover page form if you are applying for multiple approvals at one time.

Complete the application cover page form
↓
Complete and attach the form(s) that correspond to the approval(s) that you require for your project
↓
Attach payment to your application(s)
↓
Submit your application(s) to NPDC

Notes to assist completion of your application cover page form

1. Property details

1a. Site address

☑ Write the physical address where the project will take place.

If the building has a name, please include it in the site address. PO Box addresses are not acceptable.

Example:

✓ Unit 4, 3rd Floor, XYZ Building, 123 Devon Street West, New Plymouth.

✗ PO Box 456, New Plymouth.

✗ 3rd Floor, XYZ Building, 123 Devon Street.

For properties that are undergoing subdivision, use the address indicated on the Land Transfer Plan with section 223 certificate endorsed.

DISCLAIMER: BUILDING CONSENT APPLICATIONS ACCEPTED FOR LAND UNDERGOING SUBDIVISION

The owner/applicant accepts that the issue of a building consent as requested in an application does not provide any assurance or representation by NPDC that legal title to the land is now or will ever become available and the owner/applicant should take legal advice before commencing construction work.

1b. Current, lawfully established use

☑ Write the lawfully established use of the building.

If you do not know this, please describe to the best of your knowledge. For example: single residential dwelling, shop, takeaway bar, warehouse.

1c. Legal description

Every property has a unique legal description assigned to it. This information is given on your rates instalments invoice or record of title.

☑ Write the legal description of the property.

Example:

✓ Lot 1 DP 2345

✓ S PT SEC 678 DP 901

1d. Rapid Number

☑ If the project is in a rural area and you have purchased a rapid number, write this number in the space provided.

2. Property owner details

☑ Write the name and contact details for all owners. Include any company or trust name.

☑ If the property is owned by a company, partnership or trust, write the name of the person representing the organisation.

WATER BILLING

If you are applying for a water connection and it needs to be metered, water billing will be sent to this address.

Indications and guidelines issued by NPDC are provided with the intention of helping people to understand the legislation. They are however offered on a 'no liability' basis and in any particular case those concerned should consult their own legal adviser.

84 Liardet Street, Private Bag 2025, New Plymouth 4340, New Zealand. Telephone 06-759 6060, Email enquiries@npdc.govt.nz, Website www.npdc.govt.nz

3. Payer details

Indicate who will receive the invoice.

4. Description of project

4a. Detailed description of the development/project

Describe the nature and scope of all parts of the project.

For example:

- New one-storey single residential dwelling.
- Three stand-alone two-storey dwellings, each with their own vehicle access and attached carport.
- Replace bath with shower.
- Install woodfire to replace existing open fireplace.
- Repile existing building and improve drainage.
- Excavating soil for a farm track within 50m of a sand dune.
- Boundary adjustment to increase the size of Lot 2 DP 3456 and decrease the size of Lot 3 DP 3456.
- New café, with the intention to use a portion of the footpath and the space above it for additional seating capacity.

4b. Will business activities take place when building is completed?

Tick yes if the building is to be used for business activities after it is completed, e.g. operating a business from home, take-away shop, production of chemical products, factory, orchard and shop, etc.

Tick no if the building is to be used purely for residential purposes.

5. NPDC applications for this project

Tick to indicate all applications that the application cover page form relates to.

Using this form for multiple applications saves you writing the same information more than once.

Where an application has already been lodged for this project, write the application, licence or consent number.

This will help NPDC to assist you in managing your whole project.

Examples of projects requiring multiple NPDC applications

If you are building a new house with a swimming pool in an urban area, and the site is such that you need to build over NPDC pipes, you may need to complete all of the following applications:

- Application cover page form
- PIM &/or building consent form
- Vehicle crossing form
- Water connection form
- Sewer connection form
- Stormwater connection form
- Swimming pool registration form
- Existing street damage declaration
- Temporary road closure
- Application for easements through NPDC-owned reserve land

If you are building a garage on the boundary and installing a vehicle crossing, complete:

- Application cover page form
- PIM &/or building consent form
- Vehicle crossing form
- Land use resource consent form

If you are operating a restaurant/café/bar, with tables on the footpath, complete:

- Application cover page form
- Food premises registration form
- Alcohol licensing form
- Encroachment licence form

If you are converting your residential garage into a hairdressing salon, complete:

- Application cover page form
- PIM &/or building consent form
- Health Act registration form
- Land use resource consent form

Not sure what approvals you need?

Refer to the appropriate checklist for your application.

If you still have questions, visit the Civic Centre in Liardet Street, New Plymouth and discuss your project with an NPDC officer, or phone NPDC on 06-759 6060.

HEINRICH AND SOPHIE FOURIE

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263 Weld Road, Oakura

PROPOSED AMMENDMENT TO CONSENT NOTICE – CHANGE IN LOCATION OF PERMITTED DWELLING PLATFROM (Sub22/48035).

Prepared by Tanya Hansen of Hansen Enterprises Taranaki Limited.

Date: 27/08/2024

Signed:

Contents

1 INTRODUCTION

1.1 Purpose

Sub22/48035 was granted on the 27th of May 2022. The Applicant purchased one of the allotments that formed part of this subdivision and as part of the subdivision consent, there is a consent notice requiring a dwelling to be constructed in a specific location. It is proposed to vary this consent notice to allow the applicant to move the building platform and convert a shed existing on the property into a dwelling. A Scheme Plan is attached as **Appendix A** and it is requested to move the building platform from Area Z on LT 582431 to Area A where the shed is located.

The reason that the applicants request this change is it is a more practicable location in terms of driveway access and to reduce the quantity of earthworks and cut faces compared to Area Z building platform area.

1.2 The Applicant and Site Description Summary

Applicant:	**Heinrich and Sophie Fourie**
Location:	**263 Weld Road**
Description:	**Lot 2 DP 582431**
RT Reference:	**1090181**
Site Area:	**4.1574 ha**
Consent Sought:	**Variation to Consent Notice**
Zone (PDP):	**Rural Productive Zone**
Zone Overlays:	**None**
Activity Status:	**Discretionary**

Address for service: tanya_hansen@hotmail.com, phone 0275582692

1.3 Subject Site and Surrounding Environment

The subject site is a lifestyle block that was created by a recent subdivision in 2022 (Sub22/48035). The site is of two tiers, with an upper tier at Weld Road which provides vehicle access located down a narrow access leg, which widens as it approaches a large slope down to the main part of the site, which is moderately a wide-open area, that is largely private from view.

The main wide-open area of the site is of moderate topography, sunny aspect and sheltered. The current vegetation cover is pasture with some newly planted trees around the perimeter of the property.

The applicants have recently taken ownership of the site and have carried out improvement works to construct the access track, fencing and landscaping. There are currently two new sheds on the site.

The site title has a consent notice and three land covenants registered on the title. These are provided in the attachments and summarised as follows:

1) Existing Consent Notice 125651061.1 (**Appendix B**)

This consent notice contains a range of building control measures over the application site, including restricting the number of dwellings to one, restricting the location of the dwelling to within Area Z DP 582431, restricting height of the dwelling to less than 5.5m above existing ground, restrictions on the LVR values of roofs, claddings, and water tanks, restrictions on fencing types, restrictions on external lighting, planting of batter slopes and engineering requirements.

2) Existing Land Covenant 7784375.1 (**Appendix C**)

This is a historic land covenant that restricts the location of second-hand buildings onto the application site.

3) Existing Land Covenant 125651061-5 (**Appendix D**)

This is a land covenant that restricts planting within the area shown X on DP 582431 to no higher then 2m above ground level. This to protect the sea views of Lot 1 DP 315057.

4) Existing Land Covenant 12565106-6 (**Appendix E**)

This is a land covenant that restricts buildings and planting within the area shown AA and Y on DP 582431 to be no higher than 2m above ground level. This to protect the sea views of Lot 1 DP 484251.

1.4 Resource Consents Required

To allow the applicant to convert their existing shed into a dwelling, the proposal is to make one minor change to the provisions of Consent Notice 125651061.1, being to relocate the area designated for habitable dwelling from Area Z on LT 582431 to Area A shown on the Attached T Scheme Plan attached as **Appendix A**.

The applicants have completed a design of the dwelling, which is a barn house concept, as shown in **Appendix F**. This barn dwelling meets the requirements of the existing consent notice requirements for LRV, height, cladding materials, water tanks, fencing, light sources. A geotechnical report has been completed by BTW Company that confirms the suitability of the building platform proposed for a dwelling, this is attached as **Appendix G**. The dwelling will be accessed via the existing driveway into the property. Services to the dwelling include rain water collection from the roof for potable water,

a septic tank has been installed for sewerage which has an existing building consent and power has been brought in from Weld Road to service the existing sheds onsite.

The proposed relocation has been assessed by Blue Marble Landscape Architects and their report is attached as **Appendix H**.

The proposal requires a variation to the existing consent notice. Specifically:

1) Variation to Existing Consent Notice to "*A maximum of one habitable dwelling shall be permitted on Lot 2 LT 582431. This building shall be located within the Area marked 'A' on Taylor Patrick Scheme Plan dated 27 April 2023. The habitable building shall not be erected outside of the Area marked 'A' on Taylor Patrick Scheme Plan dated 27 April 2023."*

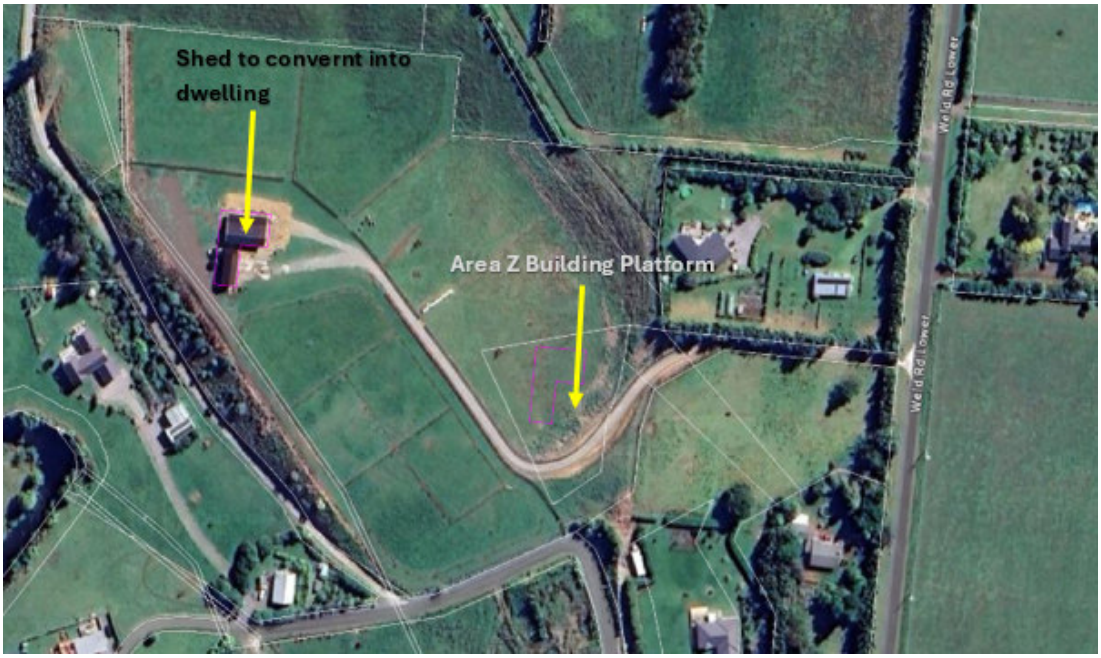


Figure 1 – Area Z and proposed shed location to convert into a dwelling.

2 STATUTORY REQUIREMENTS

2.1 Resource Management Act

Section 127 of the Resource Management Act (RMA) allows a consent holder to apply for a change or cancellation of a condition of consent other than a condition on the duration of the consent. In relation to subdivision consents, an application under s127 can only be made before the survey plan is deposited (s224). After the deposit of a survey plan, application must be made under section 221(3) of the RMA for any variation or cancellation of a consent notice. For these types of applications, ss88 to 121 apply as if the application was an application for resource consent for a discretionary activity.

221 Territorial authority to issue a consent notice

(1) Where a subdivision consent is granted subject to a condition to be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a bond is required to be entered into by the subdividing owner, or a completion certificate is capable of being or has been issued), the territorial authority shall, for the purposes of section 224, issue a consent notice specifying any such condition.

(2) Every consent notice must be signed by a person authorised by the territorial authority to sign consent notices.

(3) At any time after the deposit of the survey plan,—

(a) the owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice:

(b) the territorial authority may review any condition specified in a consent notice and vary or cancel the condition.

(3A) Sections 88 to 121 and 127(4) to 132 apply, with all necessary modifications, in relation to an application made or review conducted under subsection (3).

(4) Every consent notice shall be deemed—

(a) to be an instrument creating an interest in the land within the meaning of section 51 of the Land Transfer Act 2017, and may be registered accordingly; and

(b) to be a covenant running with the land when registered under the Land Transfer Act 2017, and shall, notwithstanding anything to the contrary in section 103 of the Land Transfer Act 2017, bind all subsequent owners of the land.

(5) Where a consent notice has been registered under the Land Transfer Act 2017 and any condition in that notice has been varied or cancelled after an application or review under subsection (3) or has expired, the Registrar-General of Land shall, if he or she is satisfied that any condition in that notice has been so varied or cancelled or has expired, make an entry in the register and on any relevant instrument of title noting that the consent notice has been varied or cancelled or has expired, and the condition in the consent notice shall take effect as so varied or cease to have any effect, as the case may be.

2.2 NPCD Operative District Plan

The proposal is a permitted activity under the Operative District Plan, a Rule Assessment is made below:

Rule	Applicable and Status	Assessment
Rur 4	Permitted	No buildings proposed in the vicinity of any watercourse
Rur 7	Permitted	Proposed dwelling can meet daylighting requirements
Rur 8	Permitted	Proposed building can meet daylighting requirements
Rur 10	Permitted	Proposed building can meet height requirements

Rur 12	Permitted	The Proposed Dwelling is the first dwelling for the site
Rur 14	Permitted	The dwelling will be less than 400 sq. m in size
Rur 16	Permitted	The proposed dwelling is more than 30m from Weld Road
Rur 17	Permitted	The proposed dwelling is more than 15m from a side boundary
Rur 18	Permitted	The proposed dwelling is more than 10m from the side boundary.
Rur 20 to 31	Permitted	We are not aware of any Poultry Farms or Piggeries in the vicinity.
Rur 33	Permitted	There is no proposal to relocate a building more than 10 years old to the site.
Rur 60 to 64	Permitted	No earthworks proposed. The earthworks have been completed to establish the shed.

2.3 NPDC Proposed District Plan

The proposal is a permitted activity under the Proposed District Plan, a Rule Assessment is made below:

Rule	Applicable and Status	Assessment
RPROZ-R4	Permitted	One residential unit proposed and effects standards can be met.
RPROZ-S1	Permitted	The proposed dwelling is 40m off a side boundary and greater than 30m off road boundary.
RPROZ-S4	Permitted	Meets the height standards shown in Figure 35.
RPROZ-S5	Permitted	One residential unit proposed.
RPROZ-S5	Permitted	Complies.
Earthworks Rules	Permitted	No earthworks proposed, the driveway into the site is existing and the shed is constructed.

3 CULTURAL AND HISTORIC HERITAGE SITES OF SIGNIFICANCE

There are no recorded archaeological sites, notable trees or other items of interest on the application site identified on NPDP Maps, the NPDC Proposed District Plan or listed on the Archsite website (maintained by New Zealand Archaeological Association). Archaeological Site 42 is located on the other side of the Weld Road River from the

4 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Introduction

The proposal is to move the building platform on the subject land by converting a shed existing onsite into a habitable dwelling and to do this, the consented building platform needs to shift. This assessment of effects is focussed on the potential effects of shifting the building platform to the area marked A on the Scheme Plan attached as Appendix A.

4.2 Assessment of Effects

The original purpose of the building platform Area Z was suggested by the original developer of the site, Graeme and Tracey Beaton, who still own the land above at Lot 1 DP 582431 and was not a request from any neighbouring landowner. At that time the Blue Marble prepared an Landscape and Visual Impact Assessment as the subdivision was a discretionary activity application. Blue Marble concluded that Area Z enabled the dwelling to be located in a location that created landscape change that is "well within the parameters that are anticipated" by the District Plan.

It is noted that Blue Marble did not suggest Area Z, this came from the original applicants.

The question of effects and quantifying the potential adverse effects of converting a shed existing onsite into a dwelling through shifting from Area Z to Area A, is one of Landscape Character and Visual Impact. Amenity can largely be discounted because the site already contemplates a dwelling and all that arises with that – vehicles, sounds, and the general movements and habitats associated with residential activity in the rural area.

Richard Bain of Blue Marble has been engaged to write a Landscape and Visual Assessment to support this application. An original assessment was completed prior to the shed being constructed to simply look at building a dwelling in the proposed location. An updated report was recently completed assessing the effects of converting the existing shed into a dwelling. A copy of both reports are attached as **Appendix H**.

The Landscape Assessment concludes that the effects on all neighbouring properties is assessed as less than minor and concludes very clearly that the proposal will not create landscape effects beyond those of permitted activity.

We note that windows on the barn house are mainly to the front (facing the northwest towards the coast) and there are minimal windows at rear and sides of house. This assists with mitigation of potential effects on surrounding neighbours.

4.3 Affected Parties

It is noted that Section 127 (4) of the resource management act allows a consent authority to consider every person who made a submission on the original application, and may be affected by the change or cancellation.

There were no submissions in relation to the original subdivision application, however there were written approvals provided from neighbouring landowners. Table 1.1 below summarises the status of neighbouring landowners including those that have provided written approval to this proposal (attached as **Appendix I**) and the assessment of effects on each neighbour in terms of landscape visual and amenity effects.

Name	Property Number	Written approval provided on original subdivision	Written approval provided to convert the existing shed into a dwelling	Landscape, visual and amenity effects assessment
Beaton	249 Weld RoadLower	Was the applicant	Yes	Less than minor.
Beth and Neil Bentall	255 Weld Road Lower	Yes	No	Less than minor.
Gregory and Katy Sheffield	271 Weld Road Lower	Yes	No	Less than minor.
Stoney Bay Trustee Limited	283 Weld Road Lower	Yes	No	Less than minor.
Fi's Treest Limited	247 Weld Road Lower	Yes	Yes	Less than minor
Nick King and Siobhan Luttrell	247a Weld Road	Yes	Yes	Less than minor.
Hackling Family Trust	247b Weld Road	Yes	No	Less than minor.

Table 1.1 – Landowner Assessment

As detailed above, 3 landowners have provided written approval in support of the proposal and therefore any adverse effects on them must be disregarded. Regardless of this, the effects on the proposal on all neighbouring properties has been assessed as less than minor.

4.4 Permitted Baseline

Council should exercise its discretion and disregard any "adverse effect of the activity on the environment if the plan permits an activity with that effect". (Section 104(2) of the RMA)- commonly referred to as the "permitted baseline test".

Section 104(2) of the Act states that: -

"When forming an opinion for the purposes of subsection (1) (a), a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect."

This is otherwise known as the "permitted baseline" assessment. Whilst not mandatory that the Council consider the "permitted baseline approach", it does provide a useful tool in determining any actual or potential effects an

activity may generate. It is noted that the existing shed established on the site that the applicant would like to convert into a dwelling has been constructed as a permitted activity and therefore any assessment of effects on this proposal must be related only to the effects of converting this shed into a dwelling. The key effects being landscape and visual effects which have been assessed as less than minor in the Landscape Assessment prepared by Richard Bain. The applicant can, as a permitted activity, locate accessory buildings around the site therefore meaning that neighbouring landowners views are not completely protected from development.

4.5 Effects Summary

As detailed in the Landscape Assessment, the shed that the applicant proposes to convert into a dwelling is in fitting with the rural character. The applicant has also undertaken extensive landscaping around the site which will appropriately screen the subject building from a number of neighbouring properties. Overall, the adverse effects on landscape, amenity, visual and rural character are considered to be less than minor.

5 NOTIFICATION

5.1 Public Notification

Under Section 95A (2) of the Resource Management Act 1991 ('RMA') a consent authority must publicly notify an application if adverse effects are likely to be more than minor.

In deciding whether adverse effects are more than minor under section 95D, the consent authority must disregard any effects on persons who own or occupy the land over which the activity will occur and or any land adjacent to that land. They must also disregard any effect on a person who has given written approval to the proposal.

This AEE demonstrates that potential adverse environmental effects on the wider receiving environment from the proposed activities will be less than minor.

There are no special circumstances that would require public notification of the application. Therefore, the application is not required to be publicly notified.

5.2 Limited Notification

If a consent authority decides not to publicly notify an application, it must decide whether there are any affected persons. Section 95B outlines the requirements for limited notification of an application to any affected persons. A person is considered to be an affected party if the effects on them will be minor or more than minor (but not less than minor).

5.2.1 Affected Parties Consideration

As detailed above in the assessment of environmental effects, the effects of moving the building platform from Area A to Area Z and changing the existing shed onsite into a dwelling and consequently changing the building platform location for a dwelling in the consent notice has been assessed as less than minor. Furthermore, the below landowners have provided written approval in support of the proposal so any effects on these properties must be disregarded in accordance with Section 95 of the RMA.

Owner	Postal (contact) Address	Appellation
Fiona Waugh (Fis trees)	247 Weld Road	Lot 2 DP 393350
Sioban Luttrell	247A Weld Road	Lot 2 DP 500285
Tracey Beaton	249 Weld Road	Lot 1 DP 582431

Overall it is assessed that the application can be processed on a non-notified basis.

6 REGULATORY REQUIREMENTS

6.1 Introduction

The regulatory framework comprises the relevant sections of the RMA and the objectives and policies of the NPDP.

6.2 Resource Consent Requirements

The proposal is a discretionary activity under Section 127 of the Resource Management Act. This application for resource consent is made to the NPDC under section 88 of the RMA. NPDC's decision on this application will be made under section 105 after taking into account the matters contained in section 104 which are outlined later in this report.

6.3 Part 2 Assessment

When assessing Section 104 matters they are also subject to Part 2 (Purpose and Principles) of the Act. The single purpose of the Act is to promote the sustainable management of natural and physical resources. In informing the decision of whether or not a proposal promotes sustainable management, Part 2 of the RMA is paramount and directs reference to the following relevant matters:

- *The overarching purpose of the RMA (Section 5);*
- *Matters of National Importance (Section 6);*
- *Other Matters (Section 7); and*
- *Treaty of Waitangi (Section 8).*

The Council is required to consider the application in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Sections 5 to 8 of the Act, inclusive. We consider that the proposal achieves the purpose of the Act "to promote the sustainable management of natural and physical resources" as the proposal will maintain rural character and amenity values. The proposal considers the natural and physical resources of the site in the context of the New Plymouth District Plan Objectives, Policies, Rules and Design Guides, and manages that resource in a way that enables the applicant to provide viable housing to support family members, without causing undue adverse effects on the environment.

In terms of other matters, We acknowledge that Taranaki Iwi have Mana Whenua in the rohe of this application site.

We have reviewed the Operative and Proposed District Plans and note that no wāhi tapu are recorded in or within the vicinity of the application site.

We acknowledge the importance of waterways including tributaries to streams listed in the Statutory Acknowledgement Area. We note there are no waterways within the application site.

As the activity is a converting a shed into a dwelling and this is not in the vicinity of a waterbody or wāhi tapu site we have concluded the Operative and Proposed District Pan rules do not require consultation with manawhenua. Therefore no consultation with manawhenua has been undertaken.

In Summary, and for all of the reasons stated in this application, the proposal is considered to achieve the purpose of the Act. We conclude that the purpose of the Act is met by granting rather than refusing this consent.

Section 104 Assessment

6.3.1 The Requirements

When considering an application for a resource consent and any submissions received, 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
(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.

Section 104B states that:

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

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

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

Section 104B: inserted, on 1 August 2003, by section 44 of the Resource Management Amendment Act 2003 (2003 No 23).

6.3.2 Section 104(1)(b)

In accordance with Schedule 4 of the RMA, an assessment of the activity against the relevant provisions of a document referred to in 104(1)(b) of the RMA must be included in an application for resource consent. Documentation in Section 104(1)(b) relevant to this application are:

- A National Environmental Standard
- A National Policy Statement
- A District Plan

This application will take into consideration the National Policy Statement for Urban Development 2020 and the New Plymouth District Plan. These documents are discussed in the following three subsections of this application.

6.3.3 National Policy Statement – Urban Development

Objective 1 - New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Converting an existing shed into a dwelling is an economic decision to create affordable housing in a desirable location for a young family. This will provide for their social, economic and cultural wellbeing.

Objective 2 – Planning decisions improve housing affordability by supporting competitive land and development markets.

The proposal would see a shed converted into a dwelling. This would be fast and efficient way to increasing housing stock.

Objective 3 – Regional Policy Statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of urban development in which one or more of the following apply:

- *The area is near a centre zone or other area with many employment opportunities*
- *The area is well serviced by existing planned public transport*
- *There is high demand for housing or for business land in the area, relative to other areas within the urban environment*

Oakura has the highest median property prices in Taranaki, indicating a strong demand for property in the area. The proposal would see an existing shed changed into a dwelling located on the property which is an efficient way of providing additional housing in an area with high property demand.

6.4 Relevant Provisions of Statutory Planning Documents

6.4.1 The District Plan

Assessment against the relevant rules for the residential and rural environment area is contained in Section 4 above.

The relevant objectives and policies set out in the NPDP are discussed as follows:

- RPROZ-P3
- RPROZ-P4
- RPROZ-P5
- RPROZ-P8
- RPROZ-O3
- RPROZ-04
- TRAN-03
- TRAN-P2

Rural Amenity

The effects of the proposal on amenity generally and rural amenity are assessed as less than minor given the size of the property and its proximity to neighbouring landowners. It is considered that this proposal is consistent with NPDP objectives and policies related to amenity. The new dwelling has been positioned to be screened from adjoining rural users in light of existing vegetation screening to ensure the amenity of the area is maintained. The dwelling is in fitting with the rural landscape as detailed in the Landscape Assessment.

Traffic and Transport

Access to the proposed dwelling can be provided in accordance with the Operative and Proposed District Plan; therefore it is considered that this proposal is not contrary to traffic and transport objectives and policies.

Summary – New Plymouth District Plan Objectives and Policies

Taking the overall broad judgment that is required when assessing the proposal against the objectives and policies of the Operative and Proposed District Plan and giving sufficient weight to those which are most relevant, it is considered that the proposal will not be contrary to the objectives and policies of the Operative or Proposed District Plan. The size, scale and visual character of the proposed development is consistent with the existing character of the area. There will be no additional traffic generated as a result of the proposal as the block of land is already consented for one dwelling.

6.5 Regional Policy Statement for Taranaki

6.5.1 Introduction

The Regional Policy Statement (RPS) for Taranaki came into effect on 1 January 2010 and sets the framework for resource management policies including policies relating to the natural physical resources of Taranaki. It is the second RPS to be prepared by the Taranaki Regional Council.

The purpose of the document is to *"promote the sustainable management of natural and physical resources in the Taranaki Region by providing an overview of resource management issues… and identifying policies and methods to achieve integrated management of natural and physical resources in the region"* (Taranaki Regional Council, 2010). This section provides a very brief overview of the relevant policies in the RPS.

6.5.2 Objectives and Policies

The RPS seeks to promote sustainable urban development whilst improving the quality of life by improving better social, environmental and economic outcomes.

Objectives and policies within the Built Environment chapter (Chapter 15) of the RPS recognises the need to provide for appropriate, subdivision, use, development environment in the Taranaki Region, while avoiding, remedying or mitigating any adverse effects on the environment in order to maintain residential character and amenity values.

The policies may also act as guidance mechanisms for considering resource consent applications and for setting resource consent conditions. The proposal to convert a shed into a dwelling enables efficient use of an existing building whilst avoiding and mitigating adverse effects on natural character and amenity. Overall the proposal is considered to be consistent with the intent of the RPS.

6.6 Other Matters

Oakura Structure Plan

The Oakura Structure Plan is relevant insofar as it identifies some community expectations regarding the future growth and development of the village.

In particular SOP1 identifies that:

> 'New development needs to recognise the uniqueness and special values of Oakura, and the views from the Kaitake Ranges to the sea and from the sea to the ranges should be protected'

The proposal is consistent with the Oakura Structure Plan.

6.7 OTHER CONSENT AUTHORITIES

No consents are required from any other authorities for this proposal. The proposal is a permitted activity under the Regional Fresh Water Plan.

7 FINANCIAL CONTRIBUTIONS, EASEMENTS AND ENCUMBRANCES

As discussed earlier, the application seeks variation to the existing consent notice. There are no other relevant covenants or easements on the subject site that require changing. A copy of the RT is included in the appendices.

As financial contributions were paid at the time of subdivision, no additional contributions are anticipated at this time.

Any application processing fees associated with this application can be invoiced to Sophie and Heinrich Fourie.

8 CONCLUSION

The applicant seeks consent to amend an existing consent notice at 263 Weld Road.

The proposal is considered to be a suitable use of the site, and one that is in accordance with the relevant objectives, policies and assessment criteria of the Operative District Plan.

For all of the reasons set out in this application, the proposal is also considered to be consistent with the purpose and principles of the Act. The granting of the amendment for the proposal would provide for an appropriate use of the site with less than minor adverse effects on the environment, and ultimately achieves sustainable management.

An assessment of the proposal has been made against Section 104, 104C and Part 2 of the RMA, and against the rules, policies and objectives of the Proposed District Plan.

The report concludes that any actual and potential adverse effects on the environment resulting from the proposal would be less than minor and that the proposal would be consistent with the overall objectives and policies of the NPDP.

It is considered that the proposal will achieve the broad purpose of the RMA to promote the sustainable management of natural and physical resources.

APPENDIX A SITE PLAN

APPENDIX B EXISTING CONSENT NOTICE 125651061

New Plymouth District Council

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

NPDC Reference: SUB22/48035
Property ID: 112944
Document Number: 8842105

IN THE MATTER OF Lot 2 DP 484251

AND

IN THE MATTER OF Subdivision Consent pursuant to Sections 104, 108, 220 and 221 of the Resource Management Act 1991

This Consent Notice is issued by the New Plymouth District Council pursuant to Section 221 of the Resource Management Act 1991 and is to be registered on the Records of Title to issue for the Lots set out in the Schedule below recording that the conditions described in the Schedule were imposed pursuant to the Subdivision Consent and are to be complied with on a continuing basis by the owners and subsequent owners of the relevant Lots.

Schedule

Lot 1 LT 582431

A maximum of one habitable dwelling is permitted on Lot 1 LT 58243. This building shall be located within the Area marked 'E' on Lot 1 LT 582431. The habitable building shall not be erected outside of the Area marked 'E' on Lot 1 LT 582431.

Lot 2 LT 582431

A maximum of one habitable dwelling shall be permitted on Lot 2 LT 582431. This building shall be located within the Area marked 'Z' on Lot 2 LT 582431. The habitable building shall not be erected outside of the Area marked 'Z' on Lot 1 LT 582431.

No habitable building shall exceed 5.5m in height above existing ground level .

Roofs of all new buildings (habitable and non-habitable) shall be a recessive shade (less than 20% Light Reflection Value (LRV).

Cladding materials (including walls and gable ends, excluding glazing and joinery) of all new buildings (habitable and non-habitable) shall be recessive shade (less than 40% Light Reflectance Value (LRV))

Water tanks and guttering shall be recessive shade, with a light reflectance value (LRV) of less than 25% LRV

Any fencing of new boundaries shall consist of post and rail, or wire post and batten fencing

No closed board fencing higher than 1.2m high should be located further than 10m from any building (higher fencing within 10m of dwellings is permitted to enable privacy of courtyards etc)

No external point sources of light shall be visible from outside the lots. All external light fittings shall be 'hooded' and cast down.

Any cut or fill batters greater than 1.5m in height should be laid back at an angle suitable for planting or grassing. This angle should be no steeper than 1:1.

Building foundations for Lot 2 LT 582431 shall be designed by a suitable qualified engineer.

Lot 3 LT 582431

No habitable buildings shall be erected within Lot 3 LT 582431

Dated at New Plymouth this 27th day of October 2022

ROWAN MARGARET ANNE WILLIAMS
Authorised Officer
NEW PLYMOUTH DISTRICT COUNCIL

Quickmap Title Details

Information last updated as at 20-Apr-2023

RECORD OF TITLE
DERIVED FROM LAND INFORMATION NEW ZEALAND
FREEHOLD

Identifier **1090181**

Land Registration District **Taranaki**

Date Issued 29 November 2022

Prior References

685707

Type Fee Simple

Area 4.1574 hectares more or less

Legal Description Lot 2 Deposited Plan 582431

Registered Owners

Heinrich Fourie and Sophie Elisabeth Fourie

Land Covenant in Easement Instrument 7784375.1 - 15.4.2008 at 9:00 am

Subject to a right to convey water over part marked D on DP 582431 created by Easement Instrument 9675676.2 - 24.3.2014 at 1:58 pm

Land Covenant in Covenant Instrument 12565106.5 affecting part marked X on DP 582431 - 29.11.2022 at 4:08 pm

Land Covenant in Covenant Instrument 12565106.6 affecting part marked Y on DP 582431 - 29.11.2022 at 4:08 pm

12565106.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.11.2022 at 4:08 pm

12650788.2 Mortgage to TSB Bank Limited - 20.1.2023 at 3:10 pm

Title Plan - LT 582431

Survey Number	LT 582431
Surveyor Reference	21089
Surveyor	Stefan Imre Kiss
Survey Firm	Taylor Patrick Limited (New Plymouth)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 to 3 being a subdivision of Lot 2 DP 484251		
Status	Initiated		
Land District	Taranaki	**Survey Class**	Class B
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

New Plymouth District

Comprised In

RT 59455

RT 685707

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 582431	Fee Simple Title	1.3461 Ha	1090180
Lot 2 Deposited Plan 582431	Fee Simple Title	4.1574 Ha	1090181
Lot 3 Deposited Plan 582431	Fee Simple Title	0.1218 Ha	1090182
Area AA Deposited Plan 582431	Covenant - Land		
Area X Deposited Plan 582431	Covenant - Land		
Area Y Deposited Plan 582431	Covenant - Land		
Area Z Deposited Plan 582431	Covenant - Land		
Area E Deposited Plan 582431	Covenant - Land		
Area B Deposited Plan 582431	Easement		
Area C Deposited Plan 582431	Easement		
Area D Deposited Plan 582431	Easement		
Total Area		5.6253 Ha	

Schedule / Memorandum

Land Registration District	Survey Number
Taranaki	**LT 582431**

Territorial Authority (the Council)
New Plymouth District

Schedule of Existing Easements
Last Edited: 15 Sep 2022 14:51:32

Purpose	Shown	Burdened Land (Servient Tenement)	Creating Document Reference
Right to convey electricity	B, C	Lot 1	EC 360024.3
Right to convey water	D	Lot 2	EI 9675676.2

Notes
Last Edited: 16 Sep 2022 11:59:06

Amalgamation Condition - That Lot 3 DP 582431 (RT 1090182) be transferred to the owner of Lot 1 DP 315057 (RT 59455) and that one Record of Title be issued to include both parcels (See 1786092)

Notes
Last Edited: 01 Nov 2022 09:48:33

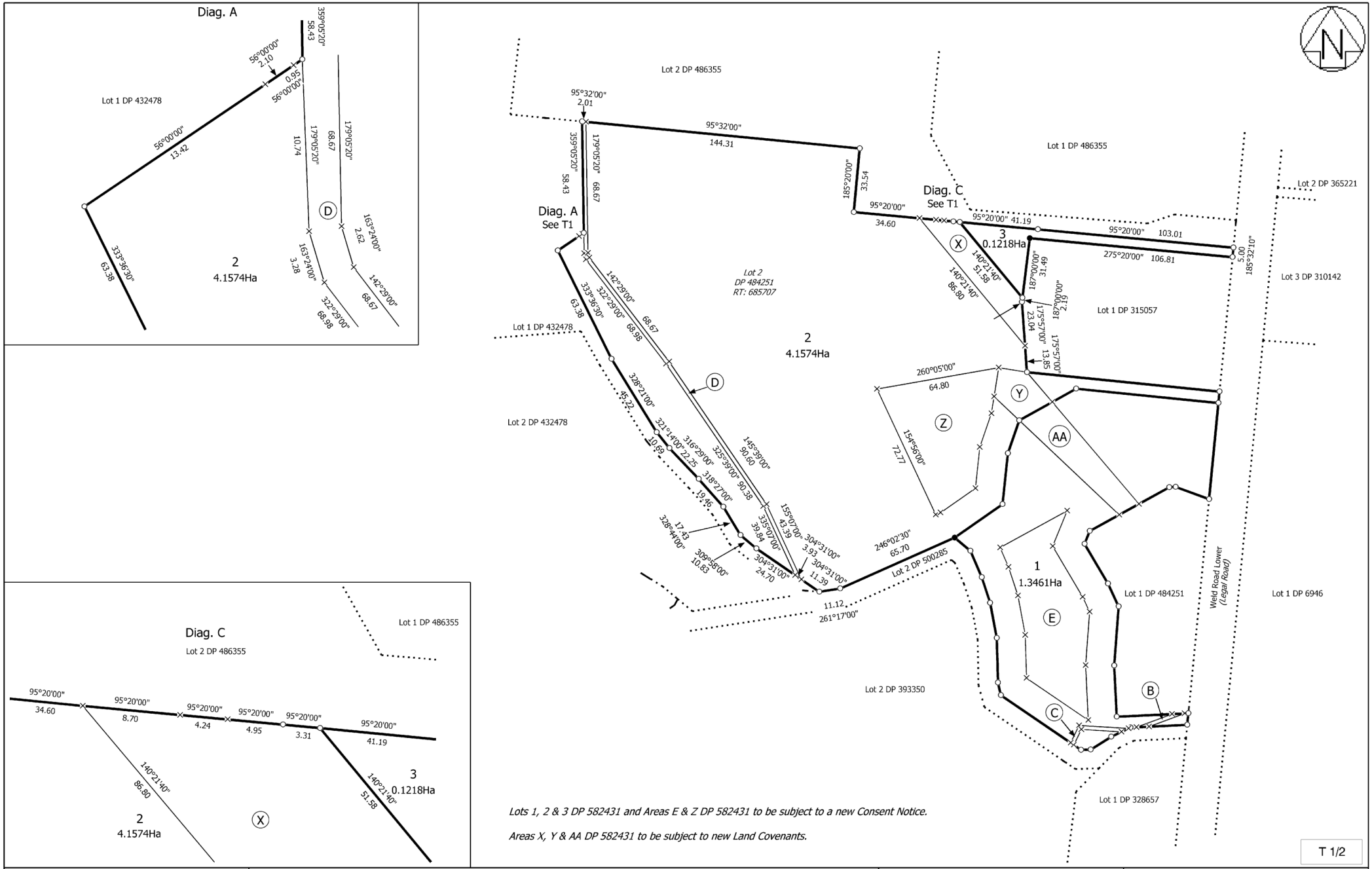
Existing Consent Notice Contained in document 10058782.2 to be partially cancelled in so far as it relates to Lot 2 DP 484251 (RT 685707).

Notes
Last Edited: 01 Nov 2022 09:52:14

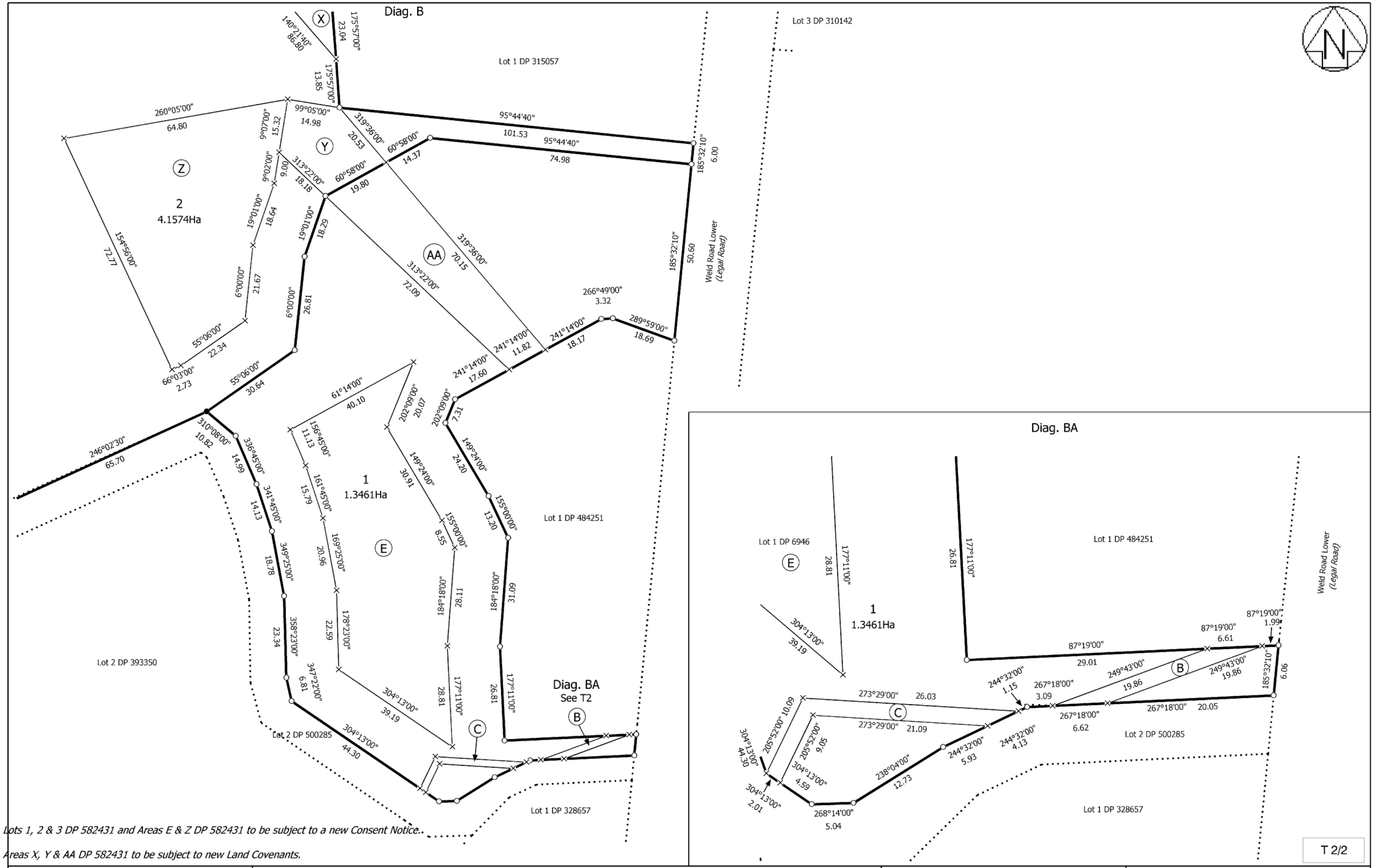
Lots 1, 2 & 3 DP 582431 and Areas E & Z DP 582431 to be subject to a new Consent Notice.

Notes
Last Edited: 01 Nov 2022 09:52:54

Areas X, Y & AA DP 582431 to be subject to new Land Covenants.



Land District: Taranaki Digitally Generated Plan Generated on: 07/11/2022 2:10pm Page 3 of 4	Lots 1 to 3 being a subdivision of Lot 2 DP 484251	Surveyor: Stefan Imre Kiss Firm: Taylor Patrick Limited (New Plymouth	Title Plan LT 582431 DRAFT



Lots 1, 2 & 3 DP 582431 and Areas E & Z DP 582431 to be subject to a new Consent Notice..

Areas X, Y & AA DP 582431 to be subject to new Land Covenants.

T 2/2

Land District: Taranaki Digitally Generated Plan Generated on: 07/11/2022 2:10pm Page 4 of 4	Lots 1 to 3 being a subdivision of Lot 2 DP 484251	Surveyor: Stefan Imre Kiss Firm: Taylor Patrick Limited (New Plymouth	Title Plan LT 582431 DRAFT

APPENDIX C EXISTING LAND COVENANT 7784375.1

Approved by Registrar-General of Land under No. 2007/6225

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Registrar-General of Land Approval 07/6225 ADLS

EI 7784375.1 Easement

Cpy – 01/04, Pgs – 006, 14/04/08, 15:06

DocID: 3130951Z

Land registration district

TARANAKI

Grantor *Surname(s) must be underlined or in CAPITALS.*

Kevin Francis THOMAS and Tracey Karen THOMAS

Grantee *Surname(s) must be underlined or in CAPITALS.*

Kevin Francis THOMAS and Tracey Karen THOMAS

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 11th day of April 2008

Attestation

Tracey Thomas K. Thomas **Signature [common seal] of Grantor**	**Signed in my presence by the Grantor** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** NICOLA MAREE PATTERSON SOLICITOR • NEW PLYMOUTH NICHOLSONS LAWYERS & NOTARY PUBLIC **Address**
Tracey Thomas K. Thomas **Signature [common seal] of Grantee**	**Signed in my presence by the Grantee** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** NICOLA MAREE PATTERSON SOLICITOR • NEW PLYMOUTH NICHOLSONS LAWYERS & NOTARY PUBLIC **Address**

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2007/6225

Annexure Schedule 1

Registrar-General of Land Approval 07/6225 ADLS

Easement instrument Dated 11 April 2008 Page 1 of 3 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Restrictive Land Covenant	393350.	373769 373770 373771 373772 373773	373769 373770 373771 373772 373773

Easements or *profits à prendre* rights and powers (including terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

~~Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007~~.

~~The implied rights and powers are **[varied] [negatived] [added to]** or **[substituted]** by:~~

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952]~~

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Approval 02/5032EF

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement	Dated	11 April 2008	Page	2	of	3	Pages

(Continue in additional Annexure Schedule, if required.)

The Registered Proprietor(s) of the servient tenement for the benefit of the Registered Proprietor(s) of the dominant tenement shall be bound by the stipulations and restrictions as set out below and the Registered Proprietor(s) of the dominant tenement may enforce the observance of such stipulations and restrictions against the Registered Proprietor(s) of the servient tenement HOWEVER none of the servient lots shall have the benefit of the land covenenats described below in favour of the corresponding dominant lot.

The Registered Proprietor shall not at any time bring on to or erect or permit to be erected or placed on the land any second hand dwelling or any buildings or structures of any kind whatsoever which has been previously located or erected on any other land.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2003/6150

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Registrar-General of Land Approval 03/6150EF A.D.L.S.

Insert type of instrument
"Caveat", "Mortgage" etc

Easement Instument

Consentor *Surname must be underlined or in CAPITALS*	**Capacity and Interest of Consentor** *(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)*
ANZ NATIONAL BANK LIMITED	**Mortgagee under Mortgage number 6510539.9**

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.
Delete words in [ ] if inconsistent with the consent.
State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

~~[section of the Act]~~

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the **Consentor hereby consents** to:

The registration of the within land convenant

Dated this 9th day of April 2008

Attestation

ANZ National Bank Limited by its Attorney KAPUA KATRINA GARDINER **Signature of Consentor**	**Signed in my presence by the Consentor** **Signature of Witness** *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** JEANNE ANN FAOAGALI BANK OFFICER **Address** AUCKLAND

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

REF: 7029 – AUCKLAND DISTRICT LAW SOCIETY

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **KAPUA KATRINA GARDINER,** Manager Lending Services of Auckland in New Zealand, certify that:

1. By Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1	Napier	as No.	644654.1
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

The ANZ National Bank Limited of Wellington, New Zealand, appointed me its attorney.

2. That I have not received notice of any event revoking the power of attorney.

SIGNED by the abovenamed)
Attorney at Auckland on this)
9th day of April 2008)

KAPUA KATRINA GARDINER

indonline User ID: powderhamlsne

LODGING FIRM: Powderham Legal Services Ltd

Address: DX NP90008
NEW PLYMOUTH

lifting Box Number:

SOCIATED FIRM: NICHOLSONS

Client Code / Ref: NP1900.13

HEREWITH

Survey Plan (#)	
Title Plan (#)	
Traverse Sheets (#)	
Field Notes (#)	
Calc Sheets (#)	
Survey Report	

Other (state)

Dealing / SUD Number: (LINZ Use only)

Priority Barcode/Date Stamp (LINZ use only)

EI 7784375.1 Easement I
Cpy – 02/04, Pgs – 006, 14/04/08, 15:06

Copies
(inc. original)
DocID: 313097617

Plan Number Pre-Allocated or to be Deposited:

Rejected Dealing Number:

RS

y Order	CT Ref.	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	RESUBMISSION	NOTICES	ADVERTISING	NEW TITLES	OTHER	PRIORITY CAPTURE	FEES $ GST INCLU
1	373769 TO 373773 INC.	EI	K & T THOMAS	60.00							$60.
2											
3											
4											
5											
5											

LAND INFO NEW ZEALAND 15 APR 2008

Information New Zealand Lodgement Form

Annotations (LINZ use only)

Subtotal (for this page)	$60.
Total for this dealing	$60.
Less Fees paid on Dealing #	
Debit my Account for	$60.

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

Original Signatures? _____

LINZ Form P005 - PDF

Version 1.8: 1 September

APPENDIX D EXISTING LAND COVENANT 125651061-5

View Instrument Details

Instrument No.	12565106.5
Status	Registered
Date & Time Lodged	29 Nov 2022 16:08
Lodged By	Matuku, Miranda Lee
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
1090181	Taranaki
1090182	Taranaki

Annexure Schedule Contains 2 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Miranda Lee Matuku as Covenantor Representative on 29/11/2022 03:08 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Richard James Flitcroft as Covenantee Representative on 29/11/2022 12:00 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

TRACEY KAREN BEATON

Covenantee

GREGORY MARK SHEFFIELD AND KATY ANNE SHEFFIELD

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	X on DP 582431	Lot 2 DP 582431 – 1090181	Lot 3 DP 582431 and Lot 1 DP 315057 1090182

Covenant rights and powers (including terms, covenants and conditions)

The provisions applying to the specified covenants are those set out in Annexure Schedule

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Annexure Schedule

Covenant Instrument

LAND COVENANT –HEIGHT RESTRICTION

The Covenantor, so as to bind the burdened land for the benefit of the benefited land hereby covenants and agrees with the Covenantees that the Covenantor will not:

(a) Permit any vegetation or erect or permit any other improvements on the burdened land at Area X that exceeds a height of 2 metres above the level of the ground as at the date of registration of this instrument.

APPENDIX E EXISTING LAND COVENANT 7784375.1

Landonline

View Instrument Details

Instrument No.	12565106.6
Status	Registered
Date & Time Lodged	29 Nov 2022 16:08
Lodged By	Matuku, Miranda Lee
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Toitu te Land whenua Information New Zealand

Affected Records of Title	Land District
1090180	Taranaki
1090181	Taranaki
685706	Taranaki

Annexure Schedule Contains 2 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Miranda Lee Matuku as Covenantor Representative on 29/11/2022 03:09 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Miranda Lee Matuku as Covenantee Representative on 29/11/2022 03:09 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

TRACEY KAREN BEATON

Covenantee

NEIL ANTHONY BENTALL AND BETH HEIDI FLORENCE BENTALL

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant - Height Restriction	AA on DP 582431	Lot 1 DP 582431 – 1090180	Lot 1 DP 484251 - 685706
Land Covenant - Height Restriction	Y on DP 582431	Lot 2 DP 582431 – 1090181	Lot 1 DP 484251 – 685706

Covenant rights and powers (including terms, covenants and conditions)

The provisions applying to the specified covenants are those set out in Annexure Schedule

Annexure Schedule

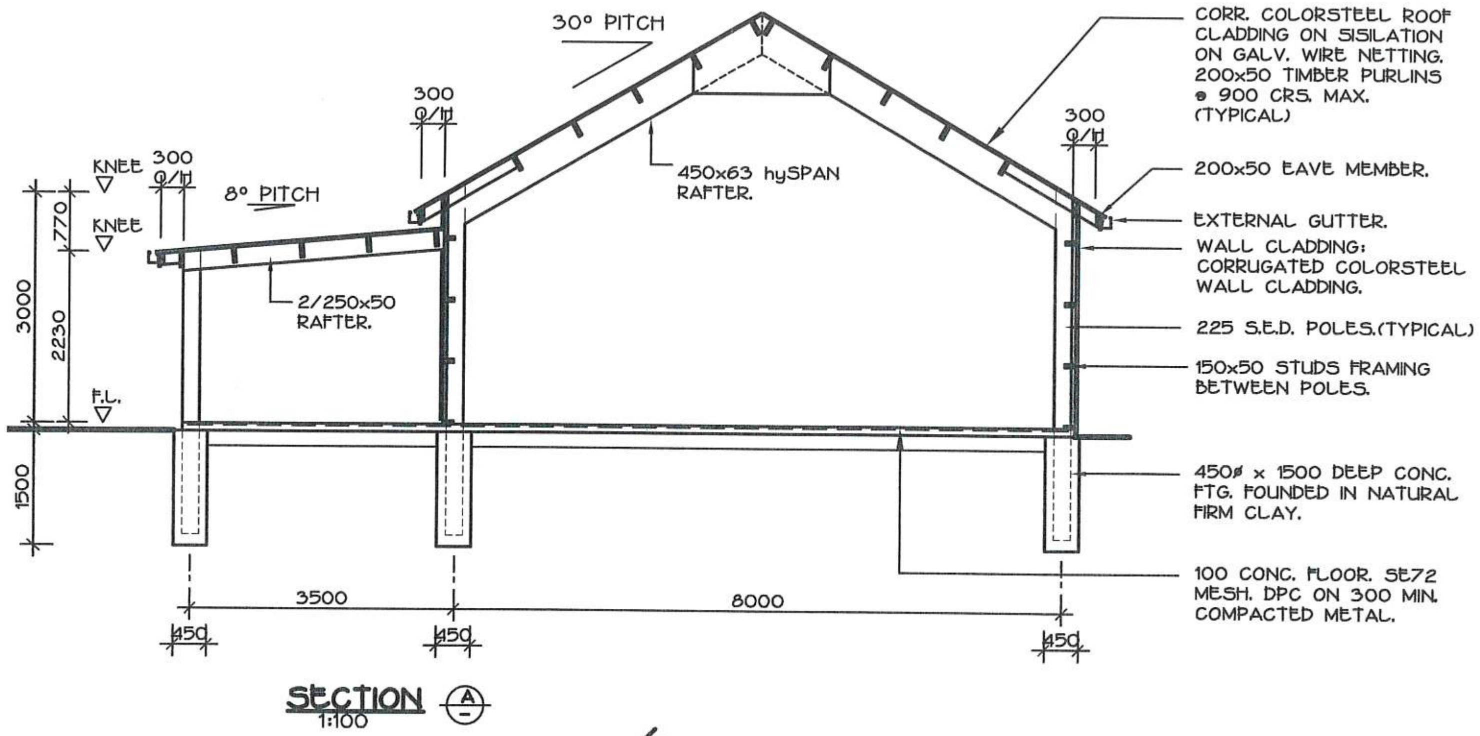
Covenant Instrument

LAND COVENANT – HEIGHT RESTRICTION

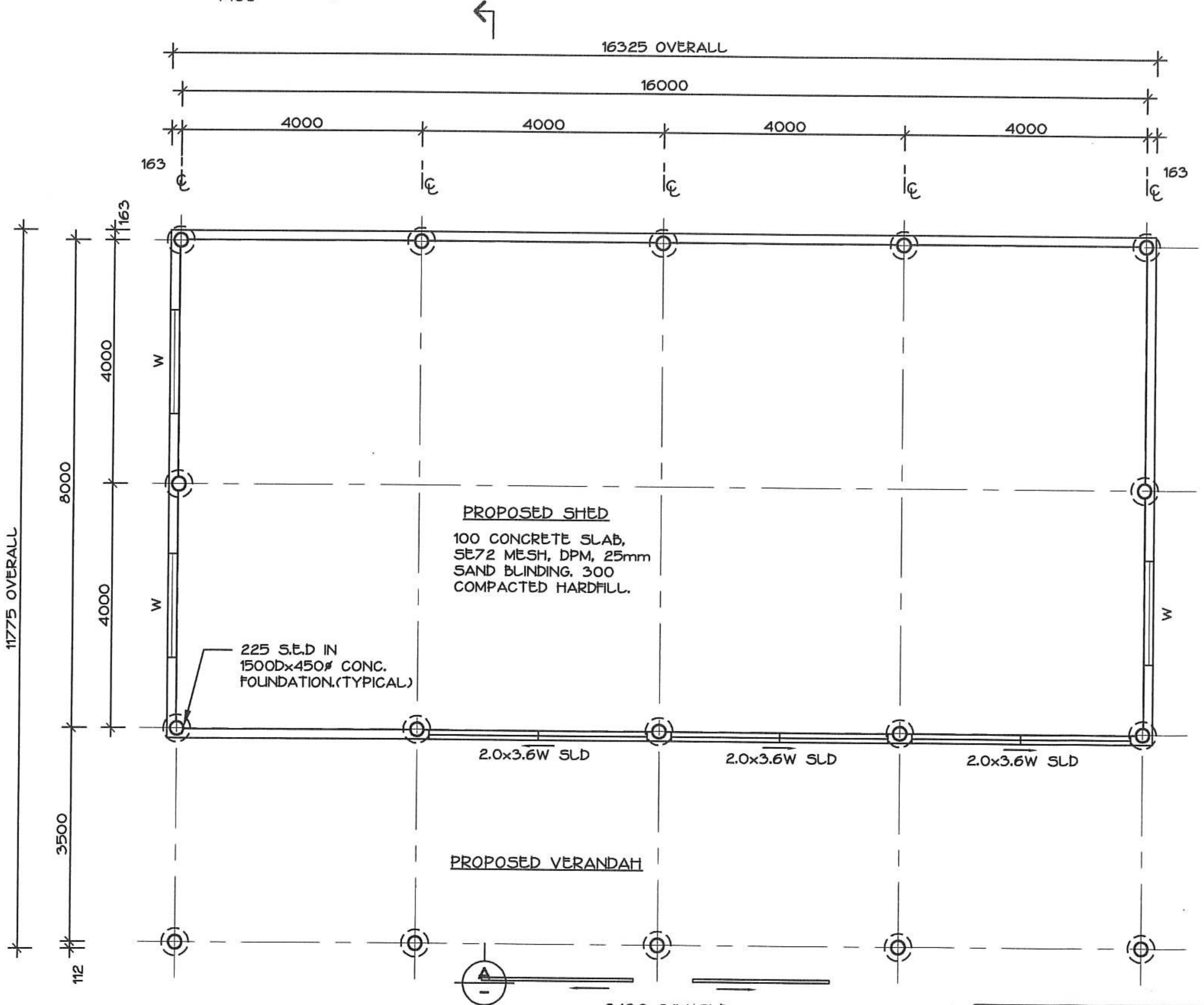
The Covenantor, so as to bind the burdened land for the benefit of the benefited land hereby covenants and agrees with the Covenantees that the Covenantor will not:

(a) Permit any vegetation or erect or permit to be erected any building, structure or any other improvements on the burdened land at Areas AA and Y that exceeds a height of 2 metres above the level of the ground as at the date of registration of this instrument.

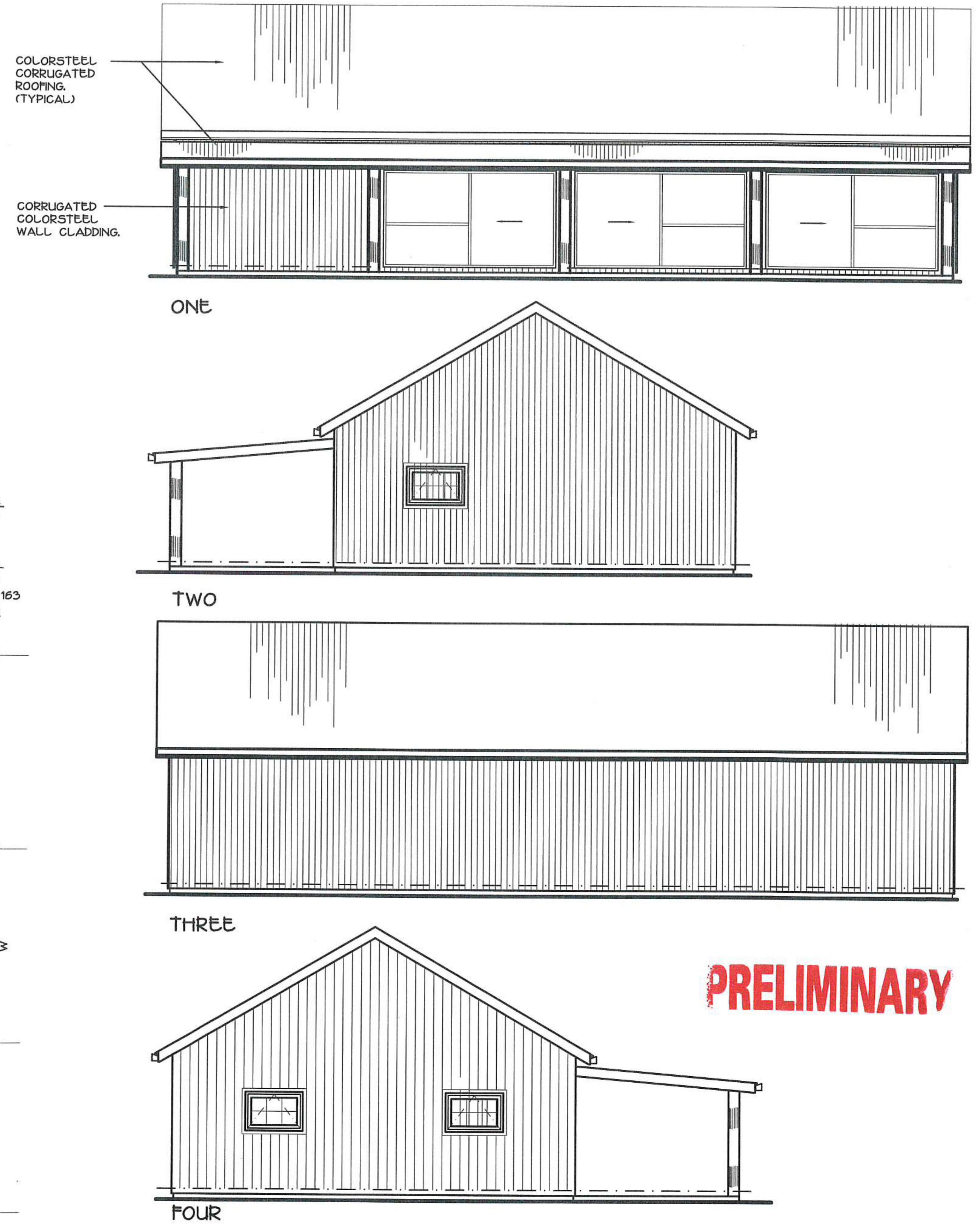
APPENDIX F BARN STYLE HOUSE DESIGN



SECTION (A) 1:100



FLOOR PLAN 1:100



ELEVATIONS 1:100

B.C. APPLICATION

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

#	DATE:	REVISION:

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 944 Papakura
Phone (09) 298 0654
Fax (09) 297 7869
Email enquiries@hde.co.nz

Contractor to verify all dimensions on site before commencing work. Written dimensions supersede scaled dimensions.

PROJECT: PROPOSED SHED at 249 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for HEINRICH FOURIE

DRAWING TITLE: PLANS, SECTION & ELEVATIONS

DRAWN: NG	CHECKED:	SCALES: AS SHOWN @ A3	DWG. No: 1	REVISION: -
DESIGNED: PH	DATE: FEB, '23		OF: -	JOB No: 23-4995

APPENDIX G GEOTECHNICAL REPORT

GEOTECHNICAL ASSESSMENT REPORT

263 Weld Road Geotechnical Assessment Report

for Heinrich Fourie

Rev A - 01/06/2023






BTW COMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

263 Weld Road Geotechnical Assessment Report

for Heinrich Fourie

Reviewed

Report Author	Ben Cathie, Geologist, BSc, PGDip, MSc	01/06/2023 Date
Reviewed by	James Stringer, Senior Engineering Geologist, CMEngNZ (PEngGeol), BSc, MSc	01/06/2023 Date

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Rev A - 01/06/2023

CONTENTS

TABLES

FIGURES

1 INTRODUCTION

1.1 Background

BTW Company Ltd (BTW) has been engaged by Heinrich Fourie to undertake geotechnical investigation and reporting services providing Building Consent level assessment for a proposed pole shed type dwelling and pole shed type garage located at near 263 Weld Road Lower, Tataraimaka, New Plymouth, hereafter referred to as 'the site'.

This Geotechnical Assessment Report (GAR) presents interpretation of the geotechnical investigation for the site, which includes analysis and assessment of hand auger boreholes and in-situ shear vane and Scala penetrometer testing along with engineering recommendations with regards to proposed development plans.

This report addresses the following regarding to the building consent application:

- Desktop study, including analysis of historical aerial images and publicly available geotechnical information.
- Site walkover and visual assessment.
- Intrusive geotechnical investigation to determine subsurface soil conditions.
- Assessment of subsurface soil conditions to provide foundation recommendations and flood free and stable building platform.
- Qualitative geohazard assessment including slope stability and liquefaction vulnerability assessment.
- Assessment of secondary overland stormwater flow paths and the suitability of the site for onsite stormwater disposal.

1.2 Site Description and Proposed Development

The site is an irregular shaped polygon, encompassing an area of approximately 41,574 m^2 located at 263 Weld Road Lower, Tataraimaka, legally described as Lot 2 DP 582431 (see Figure 1.1). The site is located approximately 23 kilometres southwest of New Plymouth CBD. Utilities close to the property consist of overhead power, which is approximately 300 m east of the proposed development, which is orientated in a north to south orientation along Weld Road Lower. The site is currently a pastoral grassland, with an area being currently cleared for the proposed developments.

The proposed developments are a 180 m^2 pole shed type dwelling and a pole shed type garage, located in the western section of Lot 2 DP 582431.

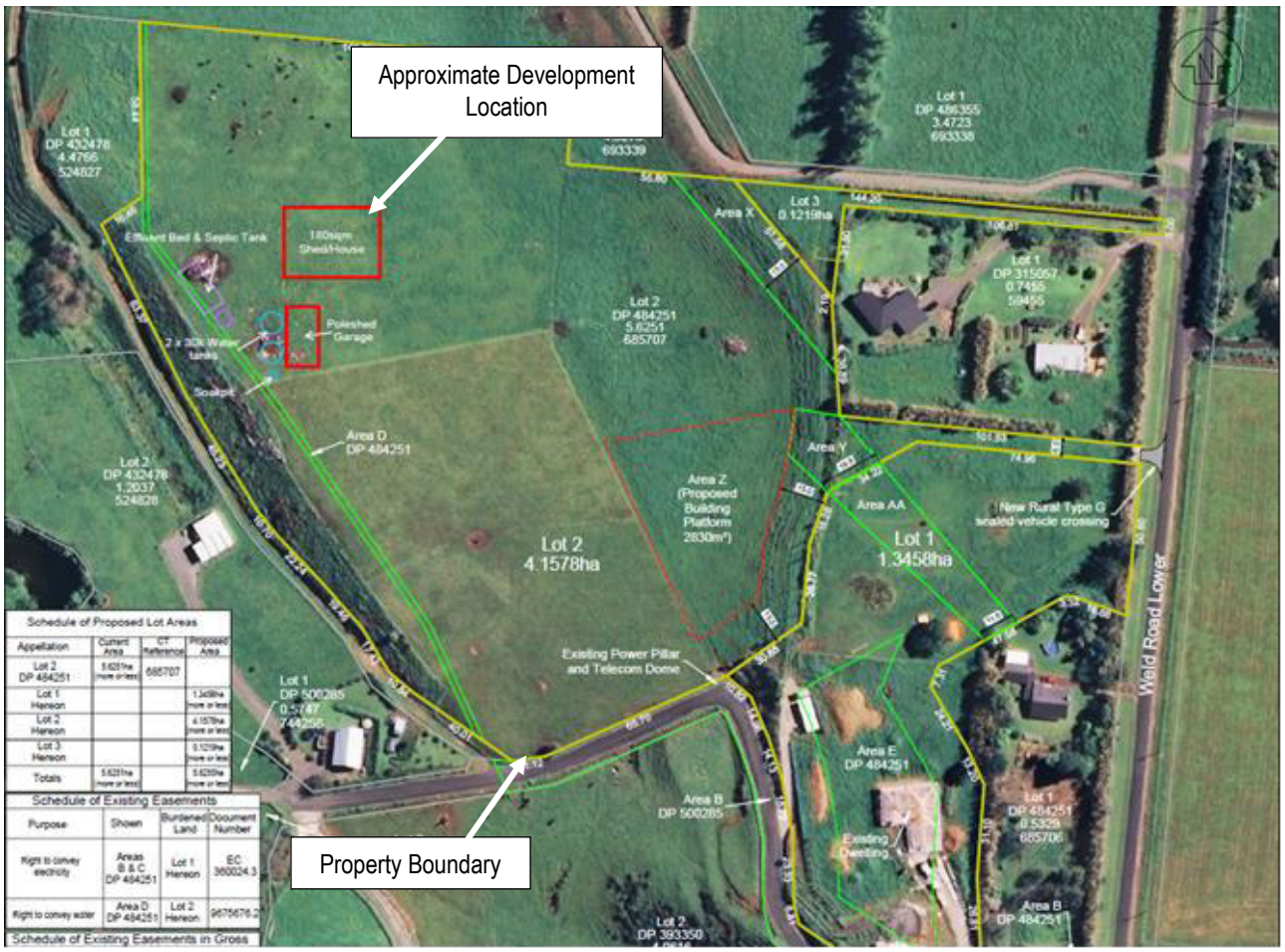

Figure 1.1: Overview map showing lot boundary and approximate location of development (supplied by Client)

2 DESKTOP STUDY

2.1 Historical Aerial Imagery

An examination of historical aerial imagery of the site (NPDC) was undertaken to determine any prior land use activities which may be pertinent to the development of the site. A summary of the findings from the desktop study are presented below, with imagery provided in Appendix A.

- 1970 Historical Aerial Imagery (see Figure A 1)
  - The site is characterised as pastoral farmland comprising of rural grassland, it is largely undeveloped at this point, as well as the surrounding landscape.
- 2012 Historical Aerial Imagery (see Figure A 2)
  - The site remains pastoral farmland, however, the minor development has occurred with the creation of a farm shed, within the northwest corner of the lot. Residential developments have been established surrounding the lot.
  - The site from the 2012 onwards is largely representative of the current day view of the site.

2.2 Published Geology

Examination of Institute of Geological and Nuclear Sciences (GNS) web map and Geology of the Taranaki Area 1: 250 000 Geological Map (Townsend, *et al*., 2008) indicate that the site is located within an area likely underlain by Late Pleistocene River deposits, consisting poorly to moderately sorted gravel with minor sand and silt underlying terraces; includes minor fan deposits and loess (Townsend et al., 2008). The Late Pleistocene River Deposits are bounded to the west by the Holocene River deposits and to the east and further west by the Middle Pleistocene debris avalanche deposits of the Maitahi Formation, which is seen to be widespread over the North Taranaki Region. An inactive section of Cape Egmont Fault Zone is seen to go through the centre of the site, in a northeast to southwest orientation (see Figure 2.1).

The geological map does not include cover deposits which typically comprise a mantle of volcanic tephra derived, cohesive, clayey sandy silt material, known locally as Taranaki Ash.

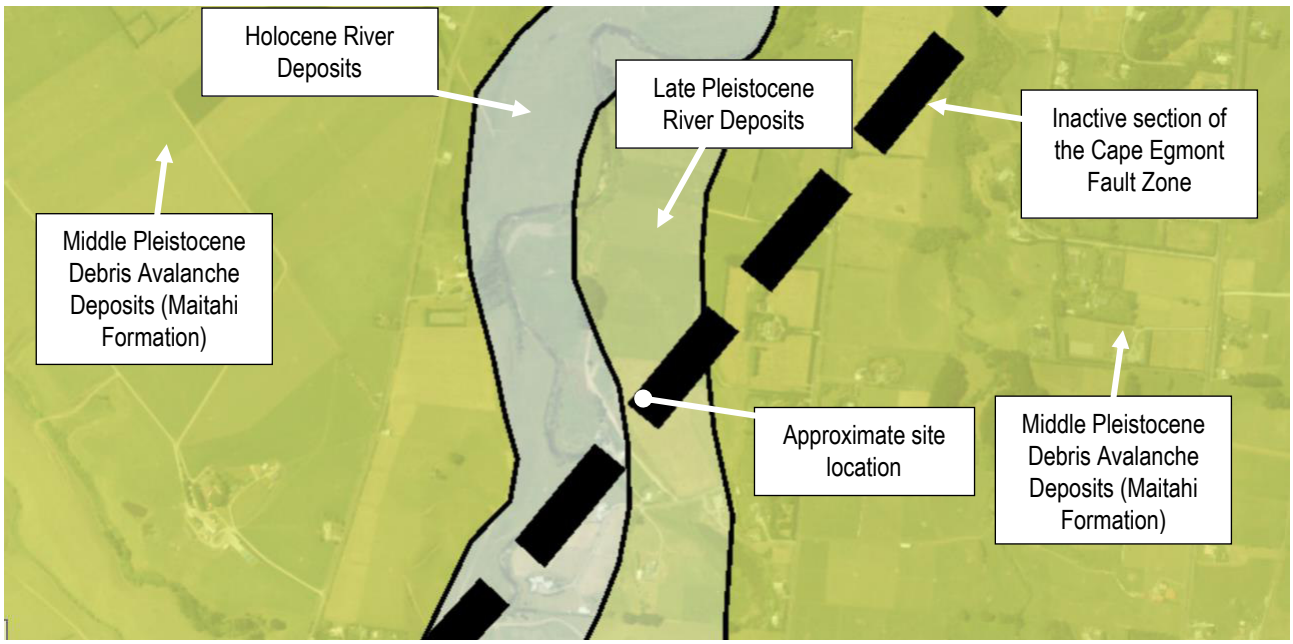

Figure 2.1: Overview map showing local geology surrounding Lot 2 DP 582431 (Source: https://data.gns.cri.nz/geology)

3 SITE WALKOVER OBSERVATIONS

A site walkover assessment was conducted by BTW at the time of the geotechnical investigation on 23 May 2023. A summary of the site walkover observations pertinent to the development are presented below:

- The site is seen to be largely pastoral grassland, and has been cleared and levelled for the construction of the proposed residential dwelling and pole shed developments (see Figure 3.1, Figure 3.2 and Figure 3.3)
- As the site has been cleared in preparation for construction, there has been some minor earthworks with creating a level surface, which contains areas of likely site won fill soils (see Figure 3.4 and Figure 3.5).
- Approximately 40 m northwest of the proposed development, there is evidence of infilled silage/maize corn storage pit (see Figure 3.6).
- An accessway from Weld Road Lower to the proposed development area has been established as a cut bench on a hillside (see **Figure 3.7**).

Figure 3.1: Site view facing northeast overlooking cleared area for proposed residential building platform.

Figure 3.2: Site view facing southwest overlooking cleared area for proposed pole shed garage platform.

Figure 3.3: Site view facing west overlooking the western edge of the proposed residential property and towards pole shed platform, including towards the edge of the property boundary.

Figure 3.4: Site view facing north, overlooking proposed pole shed platform area. Note that this platform has had earthworks conducted to create a level platform. This is particularly evident at the southern end of the platform, where topography is seen to drop by approximately 0.5 m.

Figure 3.5: Site view facing northeast, along the southern edge of the proposed pole shed building platform and current earthworks performed.

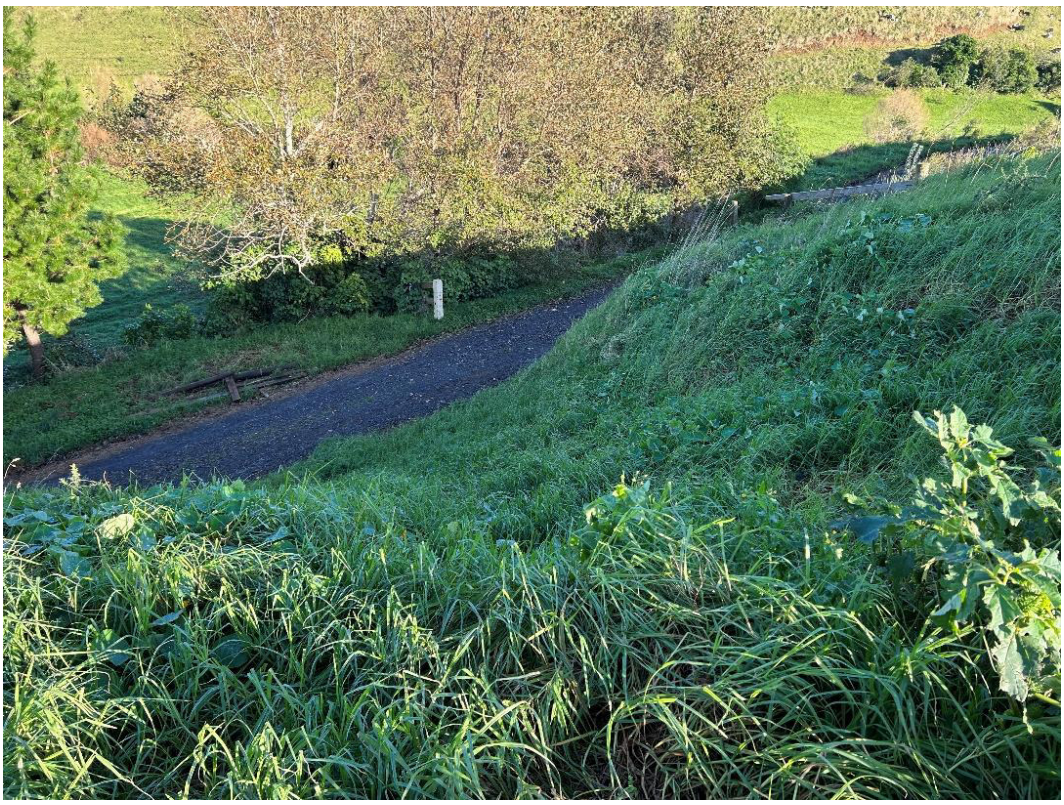

Figure 3.6: Site view facing northwest overlooking former silage/maize corn storage pit. This is located approximately 40 m northwest of the proposed development.

Figure 3.7: Site view facing southeast looking towards accessway to Weld Road Lower.

4 GEOTECHNICAL INVESTIGATION

4.1 Field Investigation

An intrusive geotechnical site investigation was undertaken by a BTW site engineer on 23 May 2023. This field investigation comprised the following activities:

- A site walkover and visual inspection.
- Six (6) hand auger boreholes, denoted as HA01 to HA06, were undertaken to a depth of approximately 2.0 m and 4.0 m Below Existing Ground Level (BEGL), with in-situ shear vane readings at 500 mm centres where soil conditions permitted.
- Six (6) Scala penetrometer tests were conducted adjacent to each borehole to a maximum depth of approximately 2.0 m BEGL where target depth was achieved.

In-situ shear vane testing was carried out within the hand auger boreholes. Shear vane testing was undertaken in accordance with the New Zealand Geotechnical Society (NZGS) Guidelines for Handheld Shear Vane Test (NZGS 2001).

Ground conditions exposed within the hand auger boreholes were logged in accordance with the Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes (NZGS 2005). Hand auger boreholes were backfilled with recovered soil material.

Scala penetrometer testing was undertaken in accordance with NZS 4402 Determination of the Penetration Resistance of a Soil, Hand Method using a dynamic cone penetrometer (NZS 1988).

The approximate location of each test site is presented in Figure 4.1. A summary of the field investigation activities undertaken by BTW is presented in the following sections of this report.

Figure 4.1: Overview map showing geotechnical investigation locations.

4.2 Hand Auger Boreholes

A total of six (6) hand auger boreholes (HA01 to HA06) using a 50 mm diameter auger with in-situ shear vane testing at 0.5 m intervals, were completed by a BTW site engineer on 23 May 2023. Boreholes extended to a depth of approximately 2.0 m and 4.0 m BEGL, where target depth was achieved.

Hand auger borehole HA01 to HA04 were undertaken in the location of the proposed pole shed type dwelling, and hand auger borehole HA05 and HA06 were undertaken in the location of the proposed pole shed type garage.

A summary of the subsurface hand auger borehole investigation is presented in Table 4.1, with approximate test locations presented in Figure 4.1. Final hand auger borehole logs which include associated in-situ testing, and a list of relevant notes and abbreviations used on the logs are provided in Appendix B.

Table 4.1: Summary of subsurface BTW boreholes

Test ID	Type	Northing (NZTM)[1]	Easting (NZTM)[1]	Surface Elevation (Metres, RL) [1,2]	Termination Depth (m, BEGL)
HA01	50 mm diameter Hand Auger and Shear Vane	5668248.94	1679457.92	25	2.0
HA02		5668249.15	1679478.31	25	4.0
HA03		5668241.05	1679457.12	25	2.0
HA04		5668240.84	1679478.22	25	2.0
HA05		5668232.51	1679456.57	25	2.0
HA06		5668225.7	1679456.27	25	4.0

Note 1 Coordinates estimated from onsite measurements (accuracy +/- 3 m). Elevation estimated from NPDC elevation contours (accuracy +/- 2 m).

Note 2 Local mean sea level datum: Taranaki 1970.

4.3 Scala Penetrometer Testing

Scala penetrometer testing was undertaken at the location of hand auger boreholes as indicated in Figure 4.1 and Table 4.1. Results of Scala Penetrometer testing is provided on the hand auger borehole logs presented in Appendix B. All Scala Penetrometers from surface reached target depths to 2.0 m BEGL. Below is a summary of the penetration rates of each Scala Penetrometer at each borehole location.

In general, penetration rates varied from 0.1 to 2.0 m BEGL varied from 14 to 100 mm per blow (1 to 7 blows per 100 mm) to the target depth of 2.0 m BEGL.

4.4 Groundwater

During the investigation, which was undertaken in late autumn conditions (May 2023), groundwater was not intersected. The static groundwater level will likely fluctuate with seasonal variations in precipitation and run-off, tending to rise during periods of prolonged precipitation and decrease during the drier summer months, therefore we would expect the static groundwater level will likely be higher during winter months. As deep excavations (i.e., >4 m) are not anticipated for the proposed development it is unlikely that groundwater will present issues for construction.

5 GEOTECHNICAL ASSESSMENT

5.1 General Soil Stratigraphy and Classification

In general, materials recovered during the intrusive geotechnical investigation comprised two main units, presented below in geological order from youngest to oldest (see Table 5.1)

- Unit 1 – Fill; brown/dark brown, very stiff, non-plastic, moist, Clayey SILT with sand; sand fine to medium.
- Unit 2 – Taranaki Ash; brown/orange, stiff to hard, low plasticity, moist, Clayey SILT with sand; sand fine to medium.

Table 5.1: Summary of geotechnical soil units recovered.

Unit No.	Formation	Approximate Depth of top of layer (Meters, BEGL)	Approximate Elevation to top of layer (Meters, RL)	Approximate layer thickness (Meters)	Estimated Undrained shear strength (Su, kPa)[1]
1	Fill	-	95.6 – 96.1	Up to 0.8	187
2	Taranaki Ash	0.4 (0.0 – 0.8)	95.1 – 96.1	Base not found	83 – 234 +

Note 1: Inferred from handheld shear vane.

5.2 Site Subsoil Category

Based on the subsoil ground profile obtained from the geotechnical investigations and published geological information the site subsoil class is determined to be D (Deep soil sites), in accordance with NZS 1170.5 Section 3.1.3.

5.3 Qualitative Liquefaction Assessment

A simplified qualitative liquefaction screening assessment has been undertaken for the site in accordance with NPDC liquefaction assessment guidelines. This assessment takes into account the results from the site investigation, the geomorphic setting, underlying geology and the depth to groundwater. From this simplified liquefaction assessment, it has been determined that liquefaction damage is *'Unlikely'*. The following geotechnical considerations are noted for this determination.

- Assessment of NPDC liquefaction vulnerability map indicate the site to be located within an area designated as *'Liquefaction Damage is Undetermined'* (NPDC 2021).
- The type of development is considered to be 2: 'Rural-residential setting (lot size 1 to 4 hectares) e.g., a "lifestyle" property.
- The liquefaction assessment adopted is 'Option 3: Simplified Screening Assessment'.
- Given the site walkover observations and the results of the intrusive investigation the geomorphic terrain is determined to be *'Lahars',* and the site is interpreted to be extensively underlain by Late Pleistocene River deposits and Maitahi Formation lahar deposits as discussed in Section 2.2.
- The surface mantle of non-liquefiable materials is considered to be > 4.0 m thick given:
  - Taranaki Ash soils were encountered to a minimum depth of 4.0 m BEGL.
  - From local experience and lab testing the Taranaki Ash soils generally have a plasticity index (PI) of > 12 in the Taranaki region and are therefore not considered susceptible

to liquefaction (MBIE 2021b). Indeed, recent research by Murashev & Tai (2021) indicate that Taranaki volcanic silts are not prone to liquefaction.

— Groundwater was not encountered at the time of investigation to the maximum investigation depth of 4.0 m BEGL.

- There are 'free faces' and sloping ground within close proximity of the proposed development, however, given the anticipated very low liquefaction vulnerability the lateral spreading hazard is considered to be negligible.

The liquefaction vulnerability is therefore considered to be very low and liquefaction damage is considered unlikely. Specific design mitigation to address the impact of liquefaction induced differential settlement or lateral spreading is not required.

5.4 Slope Stability

No obvious signs of slope instability were observed at the time of investigation due to the primarily flat site. A moderately steep slope is present approximately 17 m to the west of the proposed shed and 30 m from the proposed residential development, however, no obvious signs of slope instability were observed. It is recommended that this proposed ~17 m offset if maintained for the development.

The site is offset approximately 40 m from a historical silage pit and as such is protected from any instability that the infill of this silage pit may cause in its immediate vicinity.

6 BUILDING PLATFORM SUITABILITY

6.1 General

Based on the results from the site investigation the soils encountered on site do meet the minimum definition of 'Good Ground' being 'any soil or rock capable of permanently withstanding an ultimate bearing capacity of 300 kPa for bearing capacity, (i.e., an allowable bearing pressure of 100 kPa using an ultimate factor of safety of 3.0)' as defined by NZS3604-2011. This is under the provision that the encountered fill deposits are excavated and replaced where required, and all new foundations are founded directly on natural in-situ Taranaki Ash soils, or suitably compacted hardfill.

Regardless, the proposed pole shed design is outside the scope of NZS3604:2011 and will require Specific Engineering Design (SED).

6.2 Foundation Recommendations

The following SED foundation recommendations are provided for the proposed pole shed type dwelling and a pole shed type garage development:

- Proposed Pole Shed Type Dwelling:
  - Excavation and replacement of the existing ~0.25 m to ~0.5 m thick fill deposit with suitably compacted hardfill.
  - For floor slab design: Conventional concrete slab-on-grade foundation designed and constructed in accordance with applicable portions of NZS 3604:2011 and NZS 4229:2013 Concrete Masonry Buildings. The floor slab may be designed for an ultimate bearing capacity of 300 kPa (i.e., 100 kPa allowable).
  - For pole foundation design: Augured and concrete encased timber piles socketed into the natural in-situ Taranaki Ash soils present at a minimum depth of between ~0.25 m to ~0.5 m. An undrained shear strength (S_u) of 75 kPa, an angle of internal friction (ϕ) of 28 degrees, and a soil unit weight (γ) of 16 kN/m^3 may be adopted for the design.
- Proposed Pole Shed Garage:
  - For pole foundation design: Augured and concrete encased timber piles socketed into the natural in-situ Taranaki Ash soils. It is noted that the natural in-situ Taranaki Ash soils are encountered at a minimum depth of ~0.25 m to the north of the building platform, and ~0.8 m to the south of the building platform, and as such this depth to natural soil should be accounted for in the design.
  - An undrained shear strength (S_u) of 75 kPa, an angle of internal friction (ϕ) of 28 degrees, and a soil unit weight (γ) of 16 kN/m^3 may be adopted for the design.
  - Slab foundation is not provided for the proposed garage as it is understood that the floor will be either bare earth or metaled.

The above statements are based on the discrete testing and observations undertaken by a BTW site engineer. Should the location or form of the proposed building structure be adjusted, or ground conditions be observed that do not meet the description within this report upon excavation, BTW must be contacted to reconfirm the ground suitability and ensure the geotechnical recommendations within this report remain valid.

The SED of foundations shall be undertaken by a suitably qualified and experienced Chartered Professional Engineer familiar with the contents of this report.

7 EARTHWORKS

7.1 General

It is understood that no further earthworks other than the minor earthworks already conducted on site will be undertaken. However, it is important to note that all earthworks, including excavation, preparation of subgrade and backfill should be performed in accordance with the geotechnical recommendations presented within this report and applicable portions of the New Zealand Standard 4431:2022 entitled, 'Engineering fill construction for light weight structures', and New Zealand Standard 4404:2010 entitled, 'Land Development and Subdivision Infrastructure' prepared by Standards New Zealand. All earthworks should be performed under the observations and testing of a suitably experienced and qualified Geo-Professional familiar with the contents of this report.

7.2 Clearing and Site Preparations

Further site clearance is not anticipated, other than the excavation and replacement of fill soils within the proposed dwelling location. It is however important to note that holes resulting from the removal of underground obstructions extending below the finished grade should be cleared and backfilled with engineered fill or other suitable material approved by a suitably qualified and experienced Geo-Professional.

Before the start of earthworks operations, the construction area should be cleared of vegetation and stripped of miscellaneous debris and other deleterious material. Organic matter and all other material that may interfere with the completion of works should be remove from the construction area.

7.3 Compaction

If engineered fill is required (i.e., if fill placement is thicker than 600 mm) then it should be compacted to a minimum of 95 percent of the maximum dry density as determined by NZS 4402: Test 4.1.1, NZ Standard Compaction Test, or other approved testing method. Fill material should be spread and compacted in lifts not exceeding 200 mm in uncompacted thickness.

7.4 Surface Drainage

Positive surface gradients should be provided adjacent to buildings to direct surface run-off away from foundations and slabs toward suitable discharge facilities. Similarly, roof downpipes should be connected to suitable discharge facilities. Ponding of surface water should not be allowed adjacent to buildings or pavements in order to maximise foundation and stormwater performance.

7.5 Temporary Works

Any temporary works or temporary supporting systems (such as showing, sheet piling, platforms, scaffoldings etc.) required for the completion of construction works shall be designed and provided by suitably qualified personal and in accordance with all relevant standards and legislation.

7.6 Cut Slopes

Although not anticipated for the development it is important to note that all cut slopes over 1.0 m high, either temporary or permanent, may require an appropriate hard barrier installed at the crest of the slope in order to prevent public access. Barriers shall be designed and provided by suitably qualified personal and in accordance with all relevant standards and legislation. All cut slopes shall be inspected on site by a Geo-Professional to confirm the soil unit and required cut slope angle.

Offsets from neighbouring properties and / or existing retaining walls may be required. The offset distance will be dependant on the retaining wall height, applied surcharge, and surcharge load foundation type. Site specific recommendations are to be provided by suitably qualified personal at the detailed design phase.

7.7 Construction Supervision

The opinions and recommendations submitted within this report are based on data obtained during on-site geotechnical investigations conducted by BTW on the 23 May 2023. Variations of subsurface conditions from those analysed and described within this report are possible and may become evident during construction.

In that event, it may be advisable to revisit certain analysis and assumptions; therefore, we recommend that a geotechnical engineer or engineering geologist be retained to provide geotechnical services during site earthworks and foundation installation, to observe compliance with design concepts, specification and recommendations presented in this report.

BTW would be happy to provide this service, and our presence would allow modification to design recommendations if unanticipated subsurface conditions are encountered.

8 STORMWATER

8.1 Flood zone – Floor Height

Examination of local topography shows that the proposed building platform location is approximately at 25 m RL. Examination of New Plymouth District Council Proposed District Plan indicate that the site is not located within an area susceptible to flooding, as per the requirements of section E1 (Surface Water) of the New Zealand Building Code (NZBC) and NZS3604:2011 (timber framed buildings).

As the site is essentially flat to very gently graded, the inferred overland flow paths are expected to travel west towards existing pastoral farmland, and towards Lot 1 DP 432478, as assessed by local NPDC contours (see Figure 8.1)

Figure 8.1: Estimated secondary stormwater overland flow paths.

8.2 Onsite Stormwater

The New Zealand Building Code (NZBC) clause E1 Surface Water (MBIE 2020) requires that stormwater discharge from the site is captured in a suitable location. The stormwater design shall be submitted as part of the information supplied with the application for Building Consent.

The volume of onsite storage for capture and disposal shall allow for a 10% AEP design storm with a duration of 1 hour, to meet the requirements of Clause 9.0.5 of the New Zealand Building Code (E1 Surface Water). At this location it is estimated that a 10% AEP storm of 1 hour will have an approximate rainfall intensity of 44.5 mm/hr (RCP Scenario 6.0 2081 - 2100).

The hand auger boreholes carried out indicated soils of a natural in-situ volcanic tephra (Taranaki Ash) comprising clayey silt with some fine to coarse sand overlain by Topsoil. Taranaki ash soils will likely have moderate soakage rate. It is likely that stormwater from roof run-off will be captured and retained for use, with excess roof run-off being discharged to ground, and required not to

cause nuisance as permitted in NZS4404:2010 (Land Development and Subdivision Infrastructure). If onsite stormwater soakage systems are required, then there is sufficient room when considering the size of the lot and the assumed proposed development. Vertical soak holes or horizontal rock filled soakage pits are considered suitable for Taranaki Ash soils.

Any required stormwater management system shall be located within natural in-situ soils, a minimum of 3.0 m away from any building structure or existing or proposed retaining wall, a minimum 1.5 m from a property boundary, and a minimum of 10 m from the crest of any slope.

9 CONCLUSIONS

Building Platform Suitability

- In general, materials recovered during the intrusive geotechnical investigation comprised two main units, presented below in geological order from youngest to oldest:
  - Unit 1 – Fill; brown/dark brown, very stiff, non-plastic, moist, Clayey SILT with sand; sand fine to medium.
  - Unit 2 – Taranaki Ash; brown/orange, stiff to hard, low plasticity, moist, Clayey SILT with sand; sand fine to medium.
- Based on the subsoil ground profile obtained from the geotechnical investigations and published geological information the site subsoil class is determined to be D (Deep soil sites), in accordance with NZS 1170.5 Section 3.1.3.
- The liquefaction vulnerability is considered to be very low and liquefaction damage is considered unlikely. Specific design mitigation to address the impact of liquefaction induced differential settlement or lateral spreading is not required.
- No obvious signs of slope instability were observed at the time of investigation due to the primarily flat site. A moderately steep slope is present approximately 17 m to the west of the proposed shed and 30 m from the proposed residential development, however, no obvious signs of slope instability were observed. It is recommended that this proposed ~17 m offset if maintained for the development.
- The site is offset approximately 40 m from a historical silage pit and as such is protected from any instability that the infill of this silage pit may cause in its immediate vicinity.
- Based on the results from the site investigation the soils encountered on site do meet the minimum definition of 'Good Ground' being 'any soil or rock capable of permanently withstanding an ultimate bearing capacity of 300 kPa for bearing capacity, (i.e., an allowable bearing pressure of 100 kPa using an ultimate factor of safety of 3.0)' as defined by NZS3604-2011. This is under the provision that the encountered fill deposits are excavated and replaced where required, and all new foundations are founded directly on natural in-situ Taranaki Ash soils, or suitably compacted hardfill.
- Regardless, the proposed pole shed design is outside the scope of NZS3604:2011 and will require Specific Engineering Design (SED).
- The following SED foundation recommendations are provided for the proposed pole shed type dwelling and a pole shed type garage development:
  - Proposed Pole Shed Type Dwelling:
    - Excavation and replacement of the existing ~0.25 m to ~0.5 m thick fill deposit with suitably compacted hardfill.
    - For floor slab design: Conventional concrete slab-on-grade foundation designed and constructed in accordance with applicable portions of NZS 3604:2011 and NZS 4229:2013 Concrete Masonry Buildings. The floor slab may be designed for an ultimate bearing capacity of 300 kPa (i.e., 100 kPa allowable).
    - For pole foundation design: Augured and concrete encased timber piles socketed into the natural in-situ Taranaki Ash soils present at a minimum depth of between ~0.25 m to ~0.5 m. An undrained shear strength (S_u) of 75 kPa, an angle of internal friction (ϕ) of 28 degrees, and a soil unit weight (γ) of 16 kN/m^3 may be adopted for the design.

— Proposed Pole Shed Garage:

- For pole foundation design: Augured and concrete encased timber piles socketed into the natural in-situ Taranaki Ash soils. It is noted that the natural in-situ Taranaki Ash soils are encountered at a minimum depth of 0.25 m to the north of the building platform, and 0.8 m to the south of the building platform, and as such this depth to natural soil should be accounted for in the design.
- An undrained shear strength (S_u) of 75 kPa, an angle of internal friction (ϕ) of 28 degrees, and a soil unit weight (γ) of 16 kN/m^3 may be adopted for the design.
- Slab foundation is not provided for the proposed garage as it is understood that the floor will be either bare earth or metaled.

- The SED of foundations shall be undertaken by a suitably qualified and experienced Chartered Professional Engineer familiar with the contents of this report.

Stormwater

- Examination of local topography shows that the proposed building platform location is approximately at 25 m RL. Examination of New Plymouth District Council Proposed District Plan indicate that the site is not located within an area susceptible to flooding, as per the requirements of section E1 (Surface Water) of the New Zealand Building Code (NZBC) and NZS3604:2011 (timber framed buildings).
- As the site is essentially flat to very gently graded, the inferred overland flow paths are expected to travel west towards existing pastoral farmland, and towards Lot 1 DP 432478
- The hand auger boreholes carried out indicated soils of a natural in-situ volcanic tephra (Taranaki Ash) comprising clayey silt with some fine to coarse sand overlain by Topsoil. Taranaki ash soils will likely have moderate soakage rate. It is likely that stormwater from roof run-off will be captured and retained for use, with excess roof run-off being discharged to ground, and required not to cause nuisance as permitted in NZS4404:2010 (Land Development and Subdivision Infrastructure). If onsite stormwater soakage systems are required, then there is sufficient room when considering the size of the lot and the assumed proposed development. Vertical soak holes or horizontal rock filled soakage pits are considered suitable for Taranaki Ash soils.

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APPENDIX A HISTORICAL AERIAL IMAGERY

Figure A 1: 1970 Historical Aerial Imagery (Source: NPDC)

Figure A 2: 2012 Historical Aerial Imagery (Source: NPDC)

APPENDIX B BOREHOLE LOGS

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

SITE PLAN

JOB NO.: 230274

CLIENT:	Heinrich Fourie
PROJECT:	263 Weld Road Lower Building Platform
LOCATION:	263 Weld Road Lower, Tataraimaka

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

INVESTIGATION LOG

HOLE NO.: HA01

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
CO-ORDINATES: 1679457.92mE, 5668248.94mN (NZTM)
CONTRACTOR: BTW Co. Ltd. **RIG:** HA, SV, DCP
ELEVATION: 25m (TARAHT1970)
DRILLER: BC
START DATE: 23/05/2023
END DATE: 23/05/2023
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	WATER
Clayey SILT, with minor sand; brown/dark brown. Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0–0.4		2, 2, 2, 2, 1	83	
Clayey SILT, with minor sand; brown/orange. Stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.4–1.0		2, 1, 2, 2	67	
1.0m: Becoming very stiff.		1.0–1.4		3, 3, 3, 3, 3	175 / 58	
1.5m: Becoming hard.		1.4–1.8		2, 3, 3, 3	234+ / -	
EOH: 2.00m		1.8–2.0		5, 4	234+ / -	Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 2.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER
- Standing Water Level
- Out flow
- In flow

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

Generated with CORE-GS by Geroc - Hand Auger - scala & vane bars - 1/06/2023 2:12:05 pm

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

INVESTIGATION LOG

HOLE NO.: HA02

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679478.31mE, 5668249.15mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	WATER
Clayey SILT, with minor sand; brown/orange. Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0		1, 2		
Clayey SILT, with some sand; brown/orange. Very stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.2		1, 1		
		0.4		3, 3, 3, 4	164, 58	
		0.6				
		0.8		2, 3	200, 50	
1.0m: Becoming Hard.		1.0		2, 3		
		1.2		2, 3		
		1.4		3, 3, 4	234+, -	
		1.6		4, 4, 4		
		1.8		4, 6		
		2.0			234+, -	
		2.2				
		2.4			234+, -	
		2.6				
		2.8			234+, -	
		3.0				
		3.2				
		3.4			234+, -	
		3.6				
		3.8				
EOH: 4.00m		4.0			234+, -	

Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 4.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

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INVESTIGATION LOG

HOLE NO.: HA03

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679457.12mE, 5668241.05mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	Values	WATER
Clayey SILT, with minor sand; brown . Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0 – 0.2		2, 1			
Clayey SILT, with minor sand; brown/orange. Very stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.2 – 0.4		2, 2			
		0.4 – 0.6		2, 3		167, 58	
		0.6 – 1.0		4, 4, 4, 4, 4			
		1.0 – 1.2		4, 4, 4		175, 67	
		1.2 – 1.4		4, 4, 4			
1.5m: Becoming hard.		1.4 – 1.6		6, 6		234+, -	
		1.6 – 1.8		5, 5			
		1.8 – 2.0		5, 5			
EOH: 2.00m		2.0				234+, -	
		2.2 – 4.0					

Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 2.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

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INVESTIGATION LOG

HOLE NO.: HA04

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679478.22mE, 5668240.84mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	Values	WATER
Clayey SILT, with minor sand; brown/orange. Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0 – 0.2		1, 2			
Clayey SILT, with some sand; brown/orange. Very stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.2 – 0.4		1, 2, 2		167	
		0.4 – 0.6		3, 3, 3		83	
		0.6 – 0.8		4, 4, 4			
		0.8 – 1.0		4, 4, 4		167	
		1.0 – 1.2		5, 5, 5, 5		50	
1.5m: Becoming hard		1.2 – 1.4		5, 7		234+	
		1.4 – 1.6		6, 5		-	
		1.6 – 1.8		6, 6			
EOH: 2.00m		1.8 – 2.0		6		234+	
		2.0 – 4.0				-	

Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 2.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

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BTWCOMPANY
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INVESTIGATION LOG

HOLE NO.: HA05

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679456.57mE, 5668232.51mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	DEPTH (m)	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	WATER
Clayey SILT, with minor sand; brown/orange. Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].	0.2	1, 1, 1		
Clayey SILT, with minor sand; brown/orange. Very stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].	0.4	1, 2, 2	184	
	0.6	2, 3	67	
	0.8	2, 2		
1.0m: Becoming hard	1.0	2, 2	200	
	1.2	2, 2, 2	83	
	1.4	3, 3	234+	Groundwater Not Encountered
	1.6	3, 3	-	
	1.8	3, 3		
EOH: 2.00m	2.0	3	234+	
	2.2		-	
	2.4			
	2.6			
	2.8			
	3.0			
	3.2			
	3.4			
	3.6			
	3.8			
	4.0			

Values

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 2.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

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INVESTIGATION LOG

HOLE NO.: HA06

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679456.27mE, 5668225.70mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	WATER
Clayey SILT, with minor sand; brown/orange. Very stiff; non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0 – 0.6		1, 1, 1, 1, 2	187, 67	
Organic SILT; black/brown. Moist; [BURIED TOPSOIL].		0.6 – 0.8		2, 2, 2, 2, 2		
Clayey SILT, with minor sand; brown/orange. Hard; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.8 – 1.0		2	200, 75	
		1.0 – 1.2		3, 4		
1.5m: Becoming very stiff.		1.2 – 1.6		4, 5, 6, 6	175, 58	
2.0m: Becoming hard.		1.6 – 2.0		5, 5, 6, 6	234+, -	Groundwater Not Encountered
		2.0 – 2.4			234+, -	
		2.4 – 3.0			234+, -	
		3.0 – 3.4			234+, -	
		3.4 – 4.0			234+, -	
EOH: 4.00m						

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 4.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

Generated with CORE-GS by Geroc - Hand Auger - scala & vane bars - 1/06/2023 2:12:08 pm

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

GRAIN SIZE DEFINITIONS

Fraction	Type	Subdivision	Size (mm)
Oversize	BOULDERS		>200
	COBBLES		60-200
Coarse grained	GRAVEL	Coarse	20-60
		Medium	6-20
		Fine	2-6
	SAND	Coarse	0.60-2.00
		Medium	0.20-0.60
		Fine	0.06-0.20
Fine grained	SILT		0.002-0.060
	CLAY		<0.002

GRAPHIC LOG

PEAT, CLAY, SILT, SAND, GRAVEL, COBBLES, BOULDERS, TOPSOIL, FILL, BASALT, GREYWACKE, SILTSTONE, SHELLS

MOISTURE CONDITION

Term	Description
Dry (D)	- Looks and feels dry
Moist (M)	- Feels cool, darkened in colour. - Tends to cohere, but no free water.
Wet (W)	- Feels cool, darkened in colour. - Tends to cohere, free water forms when handling.
Saturated (S)	- Feels cool, darkened in colour and free water is present on the sample

USCS SOIL CLASSIFICATION CODES

GW - well graded gravel
GP - poorly graded gravel
GM - silty gravel
GC - clayey gravel
SW - well graded sand
SP - poorly graded sand
SM - silty sand
SC - clayey sand
ML - silt, low plasticity
CL - clay, low plasticity
OL - organic silt / organic clay, low plasticity
MH - silt, high plasticity
CH - clay, high plasticity
OH - organic silt / organic clay, high plasticity
Pt - peat

CONSISTENCY TERMS

Term	Field guide to consistency	Indicative Undrained Shear Strength (kPa)
Very Soft (VS)	Exudes between the fingers when squeezed	<12
Soft (S)	Easily indented by fingers	12 - 25
Firm (F)	Indented by strong finger pressure and can be indented by thumb pressure	25 - 50
Stiff (St)	Cannot be indented by thumb pressure	50 - 100
Very Stiff (VSt)	Can be indented	100 - 200
Hard (H)	Difficult to indent	>200

RELATIVE DENSITY

Term	Density Index %
Very dense	> 85
Dense	65 - 85
Medium Dense	35 - 65
Loose	15 - 35
Very Loose	< 15

WATER

- Level (date observed)
- Inflow
- Outflow
- Complete Loss

PLASTICITY (fine grained soil)

Term	Range of liquid limit for silt	Range of liquid limit for clay
Dilatent	Not applicable	Not applicable
Non-Plastic (NP)	Not applicable	Not applicable
Low Plasticity (LP)	≤50	≤35
Medium Plasticity (MP)	Not applicable	35 and ≤50
High Plasticity (HP)	>50	>50

GRADING (Gravel & Sands)

Term	Description
Well Graded (WG)	Having good representation of all particle sizes from the largest to the smallest.
Poorly Graded (PG)	With one or more intermediate sizes poorly represented.
Uniform	Essentially of one size.
Gap Graded	With one or more intermediate sizes absent.

Core Penetration Test (CPT)

LIQUEFACTION POTENTIAL INDEX (LPI)

- Very High Risk
- High Risk
- Low Risk

SOIL BEHAVIOUR TYPE (SBT) - ROBERTSON ET AL. 1986

0 Undefined
1 Sensitive fine-grained
2 Clay - organic soil
3 Clays: clay to silty clay
4 Silt mixtures: clayey silt & silty clay
5 Sand mixtures: silty sand to sandy silt
6 Sands: clean sands to silty sands
7 Dense sand to gravelly sand
8 Stiff sand to clayey sand
9 Stiff fine-grained

Notes

Terms and values based off of the New Zealand Geotechnical Society Soil and Rock Field Guide

APPENDIX H LANDSCAPE REPORT

August 2024

Landscape Memo

NPDC SUB22/48035

Lot 2 DP 484251

263 Weld Road Lower

LANDSCAPE ARCHITECTS NP .NZ. EST.1992

bluemarble
A world of difference

1. Landscape Memo

Introduction

1.1. NPDC SUB 22/4805 was granted on the 17 May 2022. Amongst other things, the consent includes a condition (15) that "*No habitable buildings shall be erected outside of the Area marked Z on Lot 2.*"

1.2. This Landscape Memo provides an assessment of a proposed dwelling (converted from an existing shed) on Lot 2 DP 484251 located outside Area Z identified on the consented Subdivision Scheme Plan.

1.3. This memo is supplementary to *Landscape and Visual Impact Assessment 8 December 2021* (appended to this memo) submitted as part of the Application AEE so does not repeat matters contained in that assessment unless relevant to this proposal.

Proposal

1.4. The proposal is to convert an existing shed to a habitable dwelling on Lot 2 DP 484251 as shown in the Figure 1 below. The footprint and height of the shed will not change.

1.5. The reason for not constructing a new dwelling in the position shown on the consented Subdivision Scheme Plan plan proposal relates to issues achieving an acceptable driveway gradient from the upper to lower terrace without creating adverse cutting and filling on embankment between these two terraces. The new driveway has been constructed.

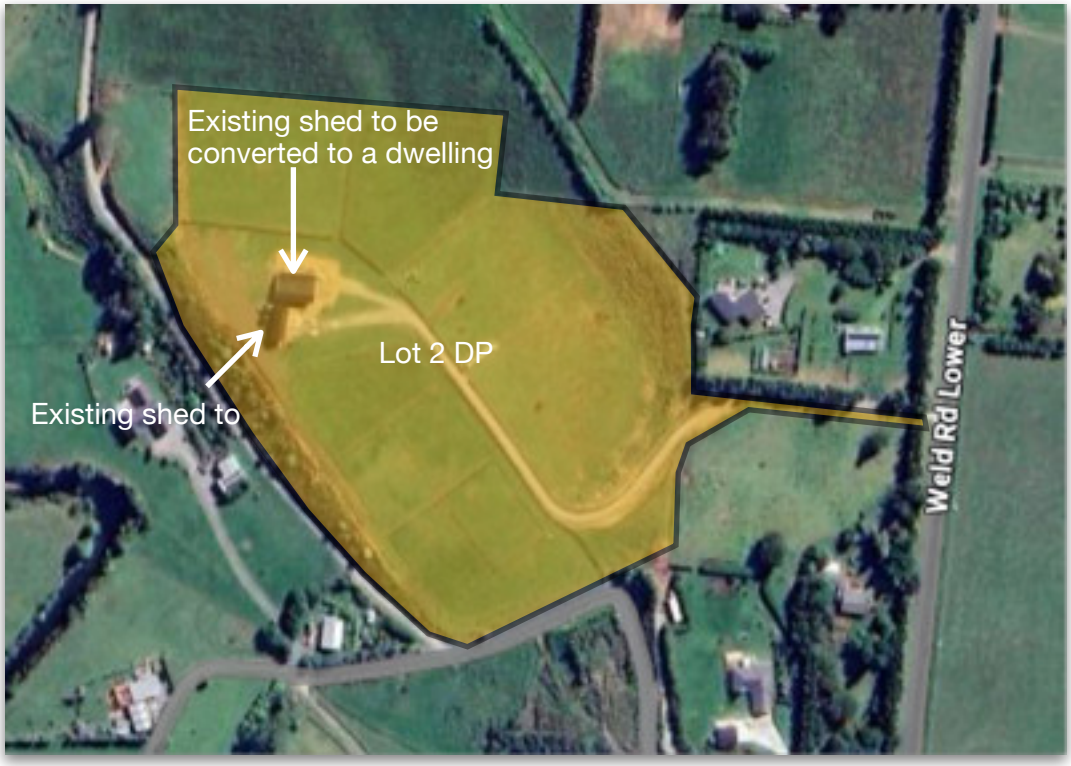


Figure 1: Site Plan showing existing shed to be converted to a dwelling.

1.6. Presently, (as at 7 August) the site contains two sheds (Figure 2). The sheds (non-habitable buildings) have been constructed as a permitted activity and their position was not precluded in the consent conditions for NPDC SUB 22/4805.

Figure 2: Existing sheds viewed from access driveway into site.

1.7. Given the existing sheds, this memo assesses the proposal in terms of potential effects of a dwelling on rural character and visual amenity over and above effects resulting from the permitted shed.

Assessment

Landscape Character

1.8. The site is located on the valley floor in a position quite similar to the enclave of dwellings numbered 247a-c Weld Road Lower, that is, they are on low lying land within the purview of the Timaru Stream. Converting one of the existing sheds into a dwelling will not add an unusual or unfamiliar element into this landscape. The shed currently complies with consent conditions 16-24 which renders the proposed conversion visually recessive. The character of the area will remain 'as is', - rural and spacious, as the proposal does not add any more dwellings to the site than permitted under the consent. The position of the dwelling is outside the area identified in the subdivision consent but for the reasons stated above the level of effect on rural character is assessed as very low (less than minor).

Visual Effects

1.9. The attached **Viewing Audience Assessment** considers visual effects on neighbouring properties. The assessment identifies (self evidently) that properties who will see the new dwelling are the same as those who can see existing shed. Consideration is also given to any potential associated human activities/movements likely to result from the dwelling, and new planting that has recently been installed. The Viewer Assessment (attached) summaries the potential effects on visual amenity for the surrounding properties.

1.10. In summary, there are no properties who will experience potential effects on their visual amenity beyond very low. Even ignoring new planting, the only likely additional effect from a dwelling as opposed to a shed is possible night lighting and outdoor amenity areas and the creation of outdoor amenity areas. Concerning lighting, sheds are generally not occupied at night. Even so, night lighting represents a vey low effect as surrounding neighbours are probably inside at night and generally unaware of lighting associated with dwellings. Concerning outdoor amenity areas (eg barbecue areas, decking/courtyards and the like) these are likely to be positioned on the northern side of the shed/ dwelling - invisible from most neighbouring properties. Where visible, the level of effect is reduced by distance and the nature of outdoor activity (movement of people, gatherings) which is intermittent.

1.11. The site is extensively planted which will prevent future views from virtually all neighbours. Specifically, the western and eastern flanks of the site are planted with Lombardy Poplar trees - *Populus nigra* (Figure 3) at approximately 2m centres. These trees will screen views during spring summer months and soften them during autumn and winter. The site also has a row of Griselinia along the driveway fence and there are Lemonwood - *Pittosporum eugenioides* around the watertanks. A new hedge is also to be planted immediately east of the shed/dwelling.

Figure 3: Planting

1.12. These plantings maintain and enhance rural character and screen views of the site's buildings from neighbouring properties.

Permitted Baseline

1.13. In assessing landscape and visual amenity effects, consideration is given to those who may be an affected persons for limited notification. Matters of consideration include the existing environment (as described above) and that the consent authority has the discretion to disregard an adverse effect on the activity on the environment if the plan permits an activity with that effect.

1.14. While it is ultimately a matter of discretion for the consent authority as to whether or not it is appropriate to apply the permitted baseline, this Landscape Memo considers that it is reasonable to assume that there is non-fanciful permitted development that could hypothetically occur on the site that could create an adverse effect as to warrant comparative assessment. The District Plan provides for permitted activities that would also give rise to the same or similar effects, including planting and the construction of sheds. These commonly occur in the rural zone, so it is reasonable to conclude that the District Plan permits activities with reasonably comparable adverse effects in terms of a loss of a views by a neighbouring property. The conversion of the existing shed (constructed as a permitted activity) creates no significant additional effects.

Conclusion

1.15. This memo considers that the site's existing character (paddocks, buildings, plantings) is unchanged by the proposal and will create effects that are no greater than 'very low neutral' (see Methodology over). Overall, the effects on neighbouring properties are assess as less than minor.

Richard Bain

Landscape Architect

NEW ZEALAND INSTITUTE OF LANDSCAPE ARCHITECTS
REGISTERED LANDSCAPE ARCHITECT

Viewing Audience Assessment

Viewer Assessment

Viewer Address	View assessment	Rating of Effect
249 Weld Road Lower	There is no view of the consented building platform area as the dwelling at 249 overlooks it. Area Z on the Subdivision Scheme Plan was created by 249 Weld Road Lower with the intention that any new dwelling be not visible from their dwelling. Regarding the proposal, this property has a view of the existing shed/dwelling at a distance of approx 220m dwelling-to-dwelling. Views are from an elevated position so the proposal forms a small part of the wider view. This view of a new dwelling could be screened over time with planting on the southern boundary, but the effects are the same as at present i.e. the shed to be converted is visible with the proposal creating an identical visual effect in terms of building form and colour.	Very Low (Less than minor)
255 Weld Road Lower	This property has no view of the consented building platform area from its dwelling and no view of the existing shed to be converted. Potential views are elevated, so the proposal forms only a small part of the wider view which are only available from the property's western edge, not from the property's dwelling or outdoor living area. The proposal is also well outside the viewshaft (Area AA on the Subdivision Scheme Plan).	Very Low (Less than minor)
247 Weld Road Lower	247 has no view of the consented building platform area from its dwelling. Regarding the proposal, there are open and direct views of the shed/dwelling at a distance of approx 240m dwelling-to-dwelling, noting that the second shed on the site is the most directly visible. The proposal will not form a new element in the landscape. Existing planting will screen views of both the existing shed and shed/dwelling. In terms of building form and colour, the existing sheds create a virtually identical visual effect. Development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247.	Very Low (Less than minor)
247a Weld Road Lower	This property has no view of the consented building platform area from its dwelling. Regarding the existing shed/dwelling, there are distant and slightly eastern views at a distance of approximately 320m dwelling-to-dwelling. The shed/dwelling will not form a new element in the landscape and effects are reduced by distance. The view of a shed/dwelling will be screened with planting on the southern side of the shed's platform area along the top of the subject site's embankment. In terms of building form and colour, the existing sheds create a virtually identical visual effect. Additional development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247.	Very Low (Less than minor)
247b Weld Road Lower	This property has a relatively new dwelling (in addition to one existing) that does not have views of the original consented building platform, nor is there one from the other dwelling and the wider property. Regarding the proposal, only the southern most part of the sheds are visible. The effect of a shed conversion will not be visible beyond the southern most shed due to orientation and planting along the top of intervening embankment. The conversion of the most northern shed will have no visual effect on this property.	Very low (Less than minor)
247c Weld Road Lower	This property has no view of the original consented building platform area from its dwelling. Regarding the proposal area, there are open views (photo B&C over) of the existing sheds. A shed conversion dwelling will not form a new element in the landscape within their northern aspect and will be screened with planting on the southern side of the building platform area along the top of the subject site's embankment. The existing sheds create a virtually identical visual effect in terms of building form and colour. Development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247c.	Very low (Less than minor)
271 Weld Road Lower	There are views into the original consented building area at a distance (dwelling to dwelling) of 50m, including a direct view from a large facing window. The existing shed/dwelling is visible but with but at a slightly peripheral orientation from the dwelling and outdoor living area at a distance of approx 140m (to the eastern side of the building restriction area). This view will be substantially screened (in time) with the planting of Lombardy poplars at the base of the embankment below this property. The existing sheds create a virtually identical visual effect in terms of building form and colour. Development associated with a dwelling (eg outdoor living areas) likely to be on the northern side will be visible but, due to distance, orientation, and the portion of their view occupied by the proposal, will create only very low effects	Very low (Less than minor)

Rating of Effect Terminology - based on the New Zealand Institute of Landscape Architects (NZILA) **Te Tangi A Te Manu** (Aotearoa NZ Landscape Assessment Guidelines)

NZILA 7-point scale	Auckland Council 3-point scale. Information Requirements for the Assessment of Landscape and Visual Effects	RMA equivalents
Very Low	Low A slight loss to the existing character, features or landscape quality	Less than minor
Low		Minor* Some real effect but of less than moderate magnitude and significance. It means the lesser part of the 'minor-moderate-major' scale
Low-mod	Moderate Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity	More than minor
Moderate		
Mod-High	High Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements	
High		Significant
Very High		

Effects can be positive, adverse, or neutral

***Determination of Minor**

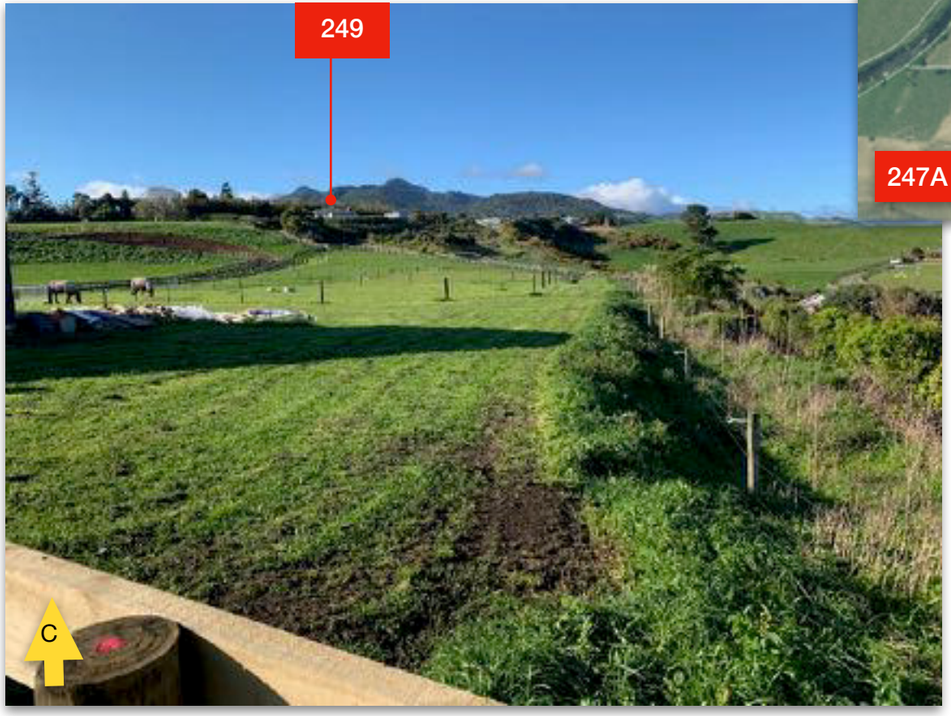
A consent can be publicly notified if is the decision maker considers that the activity will have or is likely to have adverse effects that are more than minor. Where public notification is not required, limited notification must be given to those who are affected in a minor or more than minor way (but not less than minor). In relation to this assessment 'less than minor' can be characterised as 'very low' and 'low' on the 7-point scale.

Viewing Audience Assessment

271 Weld Road Lower in relation to shed/dwelling

Proposed ‘habitable dwelling building area restriction area.’

247c Weld Road Lower viewed from eastern side of shed/ dwelling.



249 Weld Road Lower viewed from south west of shed/dwelling.

247a, 247b & 247c Weld Road Lower viewed from west of sheds (inset).

May 2023

Landscape Memo

NPDC SUB22/48035

Lot 2 DP 484251

249 Weld Road Lower

LANDSCAPE ARCHITECTS NP .NZ. EST.1992

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1. Landscape Memo

Introduction

1.1. NPDC SUB 22/4805 was granted on the 17 May 2022. Amongst other things the consent includes a condition (15) that "*No habitable buildings shall be erected outside of the Area marked Z on Lot 2.*"

1.2. This landscape memo provides assessment of a proposed dwelling site on Lot 2 DP 484251 located outside Area Z shown on the consented Subdivision Scheme Plan.

1.3. This memo is supplementary to *Landscape and Visual Impact Assessment 8 December 2021* submitted as part of the Application AEE so does not repeat matters contained in that assessment unless relevant to this proposal.

Proposal

1.4. The proposal is to locate a dwelling on Lot 2 DP 484251 as shown in the Figure 1 below.

1.5. The reason for the proposal relates to issues achieving an acceptable driveway gradient from the upper to lower terrace without creating adverse cutting and filling on embankment between these two terraces. The new driveway has been constructed.

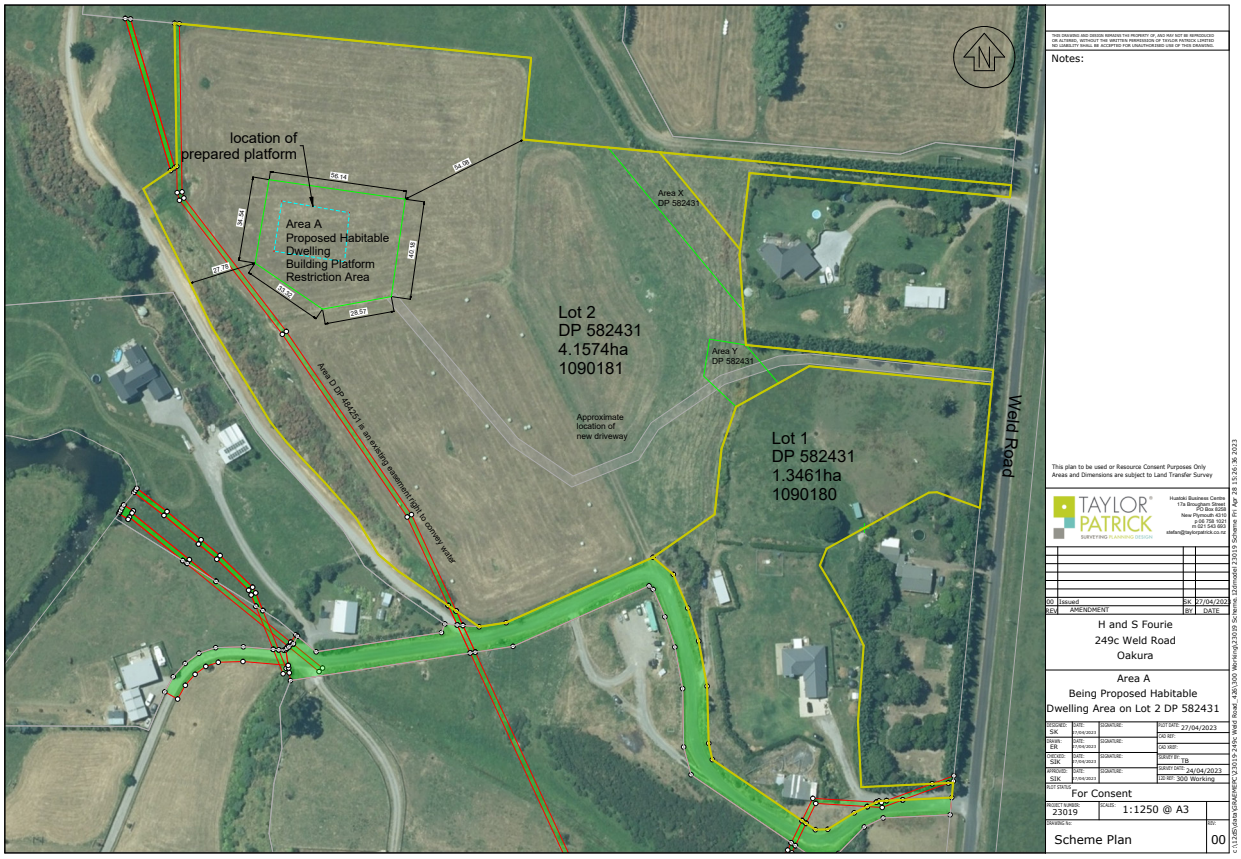


Figure 1: Subdivision Scheme Plan showing proposed building area.

1.6. Presently, (as at 23 May 2023) the area shown on the Scheme Plan (Figure 1) is stripped of topsoil in anticipation of building two sheds (Figure 2). The building of sheds (non-habitable buildings) in this location is a permitted activity in the ODP and is not precluded in the consent conditions for NPDC SUB 22/4805. However, given that the scheme plan shows this area as '*Proposed habitable dwelling building area restriction area*' it is clear that the property owners wish for one of the sheds to become habitable.

Figure 2: Proposed building area viewed from access driveway within site.

1.7. Given that sheds are permitted, this assessment assesses the proposal both in terms of potential effects of a dwelling on rural character and visual amenity, as well as effects of the proposal over and above effects resulting from a permitted shed.

Assessment

Landscape Character

1.8. The proposed new building site is located on the valley floor in a position quite similar to the enclave of dwellings numbered 247a-c Weld Road Lower, that is, they are on low lying land within the purview of the Timaru Stream. Therefore, a proposed dwelling in the location shown on the scheme plan will not add an unusual or unfamiliar element into this landscape. The proposed new dwelling will comply with consent conditions 16-24 which will render the dwelling visually recessive. The character of the area will remain rural and spacious as the proposal does not add any more dwellings to the site than permitted under the consent. The position of the dwelling changes but for the reasons stated above the level of effect on rural character is very low.

Visual Effects

1.9. The attachment **Viewing Audience Assessment** considers visual effects on neighbouring properties. The assessment identifies that properties who are likely see the new dwelling (without planting mitigation) to a degree that could affect the quality of their outlook equal to or greater than minor are 249, 247, 247a, 247c and 271 Weld Road Lower. If visual effects of a new dwelling are compared with effects from permitted sheds in the same location, then 249 and 271 are properties where effects are greater for a dwelling than sheds. The reason for this is that for these two properties a dwelling's outdoor living areas, amenity vegetation, and other typical dwelling infrastructure is likely to be visible and potentially detract from rural ambience.

1.10. Regarding mitigation, effects on properties assessed as having visual effects greater than low (minor) can be reduced with screen planting. To this end, a Landscape Mitigation Plan has been prepared and comprises three main areas of planting. The first is a double row of native vegetation to be planted along the top of the embankment (Figure 3 below) This planting will screen views from all properties south of the site including 247, 247a, 247b and 247c Weld Road Lower.

Figure 3: Top of embankment adjacent to building area.

1.11. The second area to be planted is west of 271 Weld Road Lower on sloping land outside of the areas X and Y on the Scheme Plan. The third area is a hedge and specimen tress located along the western side of the driveway.

Figure 4: Driveway fence east of building area.

1.12. The new dwelling location will not be visible from public roads beyond a very small degree. The consent conditions/design controls will mitigate potential adverse visual effects from public roads.

Conclusion

1.13. This memo considers that with mitigation the new dwelling site will not create landscape effects beyond those created by permitted sheds. If permitted sheds are excluded from the assessment, effects can still be reduced to minor through consented design controls and proposed screen planting.

Richard Bain

Landscape Architect

Viewing Audience Assessment

Viewer Assessment

Viewer Address	View assessment	Rating of Effect
249 Weld Road Lower	There is no view of the consented building platform area as the dwelling at 249 overlooks it. Area Z on the Subdivision Scheme Plan was created by 249 Weld Road Lower with the intention that any new dwelling be not visible from their dwelling. Regarding the proposal, this property will have a view of a new dwelling on the proposed building area at a distance of approx 220m dwelling-to-dwelling. Views are from an elevated position so the proposal forms a small part of the wider view. This view of a new dwelling could be screened over time with planting on the southern boundary. Permitted sheds within the proposed building area would create a virtually identical visual effect in terms of building form, but the building's curtilage area would likely remain pastoral which would create a lesser effect.	Low-Moderate (More than minor) With screen planting, effects reduce to Low (minor).
255 Weld Road Lower	This property has no view of the consented building platform area from its dwelling and no view of the proposed building area. Potential views are elevated so the proposal forms only a small part of the wider view which are only available from the property's western edge, not from the property's dwelling or outdoor living area. The proposal is also well outside the viewshaft (Area AA on the Subdivision Scheme Plan).	Very Low (Less than minor)
247 Weld Road Lower	247 has no view of the consented building platform area from its dwelling. Regarding the proposal, there are open and direct view of the proposed dwelling area at a distance of approx 240m dwelling-to-dwelling. Views are directly in this property's northern orientation. The proposal will form a new element in the landscape within their direct view, albeit at some distance. This view of a new dwelling could be screened with planting on the southern side of the site. Permitted sheds within the proposed building area would create a virtually identical visual effect in terms of building form because this property is directly south of the proposal. Development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247.	Moderate (More than minor) With screen planting, effects reduce to Low (minor).
247a Weld Road Lower	This property has no view of the consented building platform area from its dwelling. Regarding the proposed new building area, there are distant and slightly eastern views of at a distance of approx 320m dwelling-to-dwelling. A new dwelling will form a new element in the landscape but effects are reduced by distance. The view of a new dwelling could be screened with planting on the southern side of the building platform area along the top of the subject site's embankment. Permitted sheds within the proposed building area would create a virtually identical visual effect in terms of building form because this property is south of the proposal. Development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247.	Upper end of Low (Minor) With screen planting, effects reduce to the lower end of low (less than minor)
247b Weld Road Lower	This property has a relatively new dwelling (in addition to one existing) that does not have views of the consented building platform, nor is there one from the other dwelling and the wider property. Regarding the proposal, only the southern most part of any building will be visible (photo D over). Assuming this is a stand-alone shed (not a habitable building) the effect of a new dwelling will not be visible beyond the shed. However, to screen the proposed shed and provide certainty that no buildings will be visible, planting is recommended along the top of the intervening embankment.	Very low (Less than minor) With screen planting, effects reduce to no effect.
247c Weld Road Lower	This property has no view of the consented building platform area from its dwelling. Regarding the proposed new building area, there are open views (photoB&C over). A new dwelling will form a new element in the landscape within their northern aspect, but can be screened with planting on the southern side of the building platform area along the top of the subject site's embankment. Permitted sheds within the proposed building area would create a virtually identical visual effect in terms of building form. Development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247c.	Moderate (More than minor) With screen planting, effects reduce to low (minor).
271 Weld Road Lower	There are views into the consented building area at a distance (dwelling to dwelling) of 50m, including a direct view from a large facing window. The proposal will create an open but slightly peripheral view from the dwelling and outdoor living area at a distance of approx 140m (to the eastern side of the building restriction area). This view of a new dwelling could be screened with planting on the raised land west of 271 outside of area x and y shown on the scheme plan. Permitted sheds within the proposed building area would create a virtually identical visual effect in terms of building form, however the building's curtilage area would likely remain pastoral which would create a lesser effect than if a dwelling is located as proposed. Screen planting as shown on the Landscape Mitigation Plan will reduce effects to an degree that the new dwelling will not advisedly affect visual amenity.	Moderate (More than minor) With screen planting, effects reduce to low (minor).

Rating of Effect Terminology - based on the New Zealand Institute of Landscape Architects (NZILA) **Te Tangi A Te Manu** (Aotearoa NZ Landscape Assessment Guidelines)

NZILA 7-point scale	Auckland Council 3-point scale. Information Requirements for the Assessment of Landscape and Visual Effects	RMA equivalents
Very Low	Low A slight loss to the existing character, features or landscape quality	Less than minor
Low		Minor* Some real effect but of less than moderate magnitude and significance. It means the lesser part of the 'minor-moderate-major' scale
Low-mod	Moderate Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity	
Moderate		More than minor
Mod-High	High Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements	
High		Significant
Very High		

Effects can be positive and adverse

***Determination of Minor**

A consent can be publicly notified if is the decision maker considers that the activity will have or is likely to have adverse effects that are more than minor. Where public notification is not required, limited notification must be given to those who are affected in a minor or more than minor way (but not less than minor). In relation to this assessment 'less than minor' can be characterised as 'very low' and low' on the 7-point scale.

Viewing Audience Assessment

271 Weld Road Lower viewed from habitable dwelling building area restriction area.

Proposed 'habitable dwelling building area restriction area.'

247a & 247c Weld Road Lower viewed from habitable dwelling building area restriction area.

249 and 247 Weld Road Lower viewed from southern end of proposed shed site (ie not from the proposed dwelling).

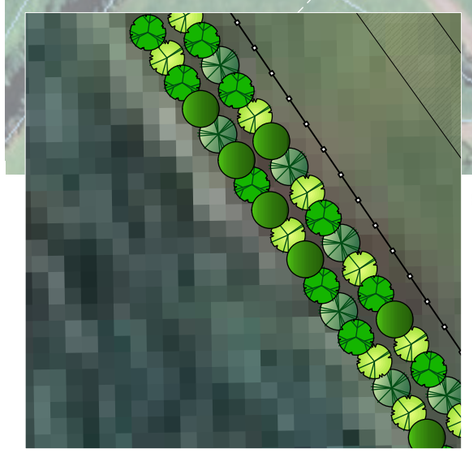
247a, 247b & 247c Weld Road Lower viewed from southern end of proposed shed site (ie not from the proposed dwelling).

(C) Planting to consist of two lines of planting. First line (east) to be poplars planted at 1.5m centres, with the second line (west) to be Lemonwood (*Pittosporum eugenioides) at 1m centres.* Planting to be set back one metre from adjacent fences to limit being browsed by stock. Planting line to extend along the existing fence that follows the bottom of the embankment as shown.

Specimens to be planted in both areas to consist of a mix of the following species in approximately equal quantities:

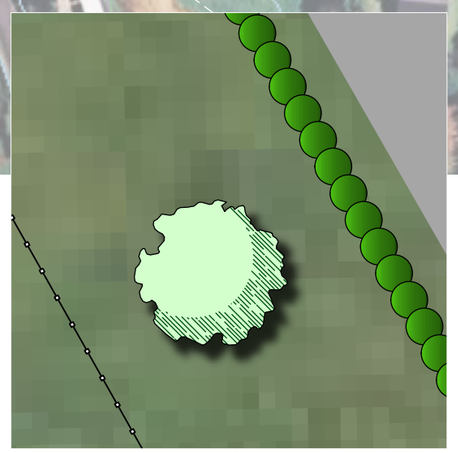
Melicytus ramiflorus	Mahoe
Coprosma robusta	Karamu
Coprosma repens	Taupata
Griselinia lucida	Akapuka
Pittosporum crassifolium	Karo
Pittosporum eugenioides	Lemonwood
Akeake	Dodonaea viscosa
(With x20 of each of the following)	
Metrosideros excelsa	Pohutukawa
Cordyline australis	Cabbage Tree

NOTES:
-Illustrated alignment of the driveway and fences are indicative only as they have not been surveyed. The eventual implemented mitigation should by and large achieve the illustrated scheme, if the existing elements happen to slightly differ.
-All planting to avoid areas marked 'X' , 'Y' & 'D' - Refer to Surveyors Scheme Plan (Taylor Patrick).



Enlargement of Planting Area 'A'

(A) Planting to consist of two lines of mixed native evergreen vegetation at one metre centres. Planting to be set back one metre from the existing fence to limit being browsed by stock. Weed eradication should be carried out at the same time as implementing the new specimens, notably removal of the Wooly nightshade, Gorse, Inkweed and Cherry trees among others along the embankment.



Enlargement of Planting Area 'B'

(B) Planting to consist of one line of a evergreen hedge species that achieves and is maintained at a minimum height of 2m. A second line of planting to consist of a line of specimen trees (a minimum of x5), trees to achieve a minimum mature height of 6m. With an additional x3 specimen trees (that will achieve a minimum mature height of 6m) located in the paddocks as shown.

Fourie Property
Lower Weld Road

Landscape Mitigation Plan

DRAWING NO: M1.0
REVISION: 02

SCALE: 1:1500 @A3
DATE: 29 April 2023
FILE NO.: 3401

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APPENDIX I WRITTEN APPROVALS

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

FORM 8A
Written approval to an activity subject to a resource consent application

Please read the information on the back of this page before giving your written approval in respect of a resource consent application.

1. Affected person's details

1a. I am the — (✓) Property owner ( ) Occupier

1b. Of the property at (street address): 247 Weld Rd

1c. Full name: Fiona ~~Waugh~~ (First name(s)) Waugh (Surname)

1d. Electronic service address: fionacwaugh@gmail.com

1e. Telephone: 021 1455582 (Mobile) ( ) (Landline)

1f. Postal address or alternative method of service under Section 352 of RMA 1991:

1g. I have the authority to sign on behalf of all other owner/occupiers of the property — (✓) Yes ( ) No

2. Resource consent application details

2a. Applicant's name: Heinrich (First name(s)) Fourie (Surname)

2b. Site address: Lot 2 DP484251 249 lower weld rd

2c. Description of proposal:

Change location of proposed building site

3. Documents and plans

I have read and/or seen:

(✓) The full resource consent application, including:

(✓) The full description of the activity and the assessment of environmental effects (AEE).

(✓) Plan(s), signed by me and listed below. (If required, attach any additional plan information.)

Plan reference number	Plan title	Date
NPDC SUB 22/4805	Landscape Memo	06/02/23

Please turn over

OFFICE USE ONLY

Date received		Property ID		Application #	
Time received		Land ID		Document #	
Received by					

Liardet Street, Private Bag 2025, New Plymouth 4340, NZ, Telephone 06-759 6060, Email enquiries@npdc.govt.nz, Website www.npdc.govt.nz

4. Privacy statement

The Privacy Act 2020 applies to the personal information provided in this written approval. For the purposes of processing the resource consent application the Council may disclose this personal information to another party. If you want to have access to, or request correction of, this personal information, please contact the Council.

5. Affected person's declaration

By signing* this written approval, or by submitting this form electronically, I confirm that I understand the proposal and that the Council must decide that I am no longer an affected person and therefore must not have regard to any adverse effects on me.

I understand that I may withdraw my written approval by giving written notice to the Council before the hearing, if there is one or, if there is not, before the application is determined.

I confirm that the information contained in this written approval is true and correct, and agree to the disclosure of my personal information in respect of this written approval.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

First name(s)	Surname
Fiona	Waugh

Signature of person giving written approval (or person authorised to sign on behalf of the person giving written approval)	Date
F Waugh	06/02/23

*A signature is not required if you give your written approval by electronic means, however the plans do need to be signed.

6. Information for affected persons

1. Please ensure you fully understand the proposal before deciding whether to sign this form. You may need to ask for further information from the applicant.
2. There is no obligation to sign this form, and no reasons need to be given.
3. Conditional written approvals cannot be accepted.
4. If this form is not signed, the application may be notified and you may have the opportunity to submit on the application.
5. If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn.
6. It is acceptable for you to request that you be given some time to consider the application before deciding whether to provide your written consent or not. You may also obtain your own professional advice on the application e.g. from a lawyer, planner or surveyor before deciding whether or not to give your written approval.
7. 'An Everyday Guide to the RMA' on the Ministry for the Environment website at www.mfe.govt.nz contains useful information for affected persons.

   If you have any further questions regarding this process contact the duty planner at the Council on 06-759 6060.

1. Landscape Memo

Introduction

1.1. NPDC SUB 22/4805 was granted on the 17 May 2022. Amongst other things the consent includes a condition (15) that "*No habitable buildings shall be erected outside of the Area marked Z on Lot 2.*"

1.2. This landscape memo provides assessment of a proposed dwelling site on Lot 2 DP 484251 located outside Area Z shown on the consented Subdivision Scheme Plan.

1.3. This memo is supplementary to *Landscape and Visual Impact Assessment 8 December 2021* submitted as part of the Application AEE so does not repeat matters contained in that assessment unless relevant to this proposal.

Proposal

1.4. The proposal is to locate a dwelling on Lot 2 DP 484251 as shown in the Figure 1 below.

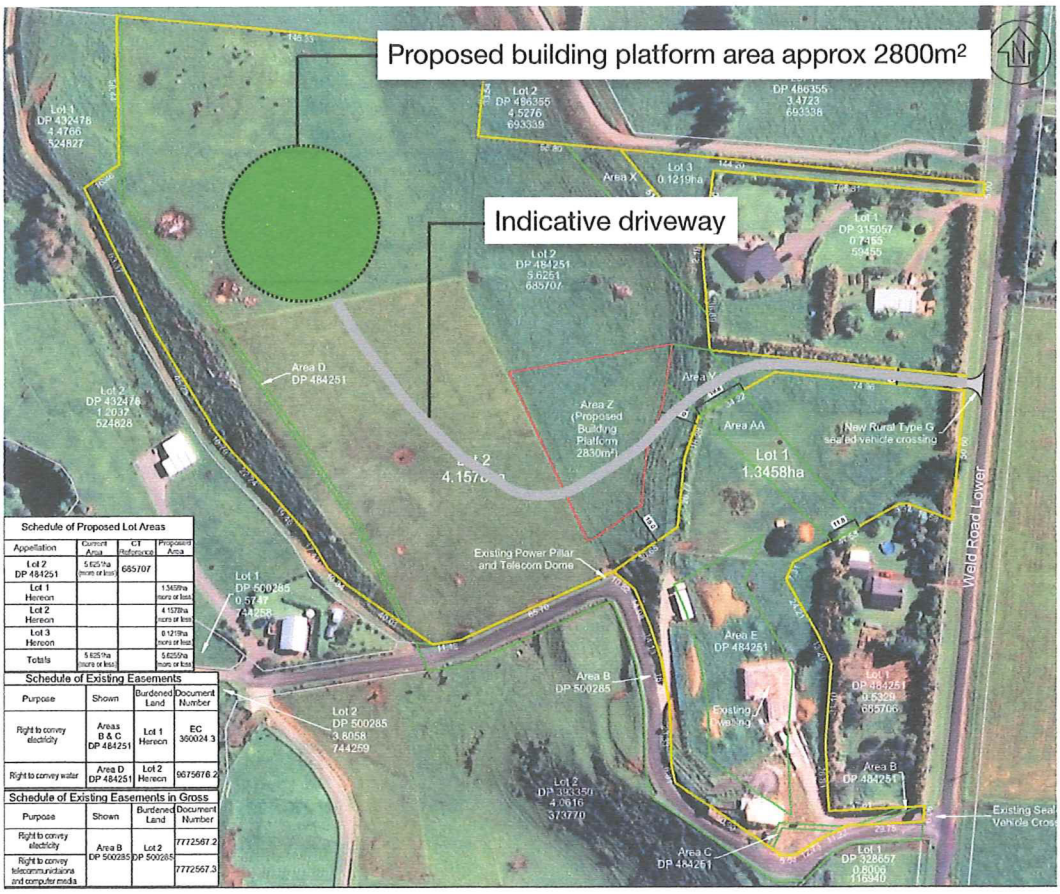


Figure 1: Clip from Taylor Patrick Surveyors Scheme Plan with new dwelling site overlaid

6/2/23 06/02/23

247 Weld rd

Notes:

CHRIS WAUGH

29/5/23

This plan to be used or Resource Consent Purposes Only
Areas and Dimensions are subject to Land Transfer Survey

TAYLOR PATRICK
SURVEYING PLANNING DESIGN
Hualoki Business Centre
17a Brougham Street
PO Box 8268
New Plymouth 4310
p 06 758 1021
m 021 543 693
stefan@taylorpatrick.co.nz

REV	AMENDMENT	BY	DATE
00	Issued	SK	27/04/2023

H and S Fourie
249c Weld Road
Oakura

Area A
Being Proposed Habitable
Dwelling Area on Lot 2 DP 582431

DESIGNED: SK	DATE: 27/04/2023	SIGNATURE:	PLOT DATE: 27/04/2023
DRAWN: ER	DATE: 27/04/2023	SIGNATURE:	CAD REF:
CHECKED: SIK	DATE: 27/04/2023	SIGNATURE:	CAD XREF:
APPROVED: SIK	DATE: 27/04/2023	SIGNATURE:	SURVEY BY: TB
PLOT STATUS:			SURVEY DATE: 24/04/2023
			TITLE REF: 300 Working

For Consent

PROJECT NUMBER:	SCALES:	
23019	1:1250 @ A3	
DRAWING No: Scheme Plan		REV: 00

c:\1205\data\GRAEME\EPC\23019-249c Weld Road 426\300 Working\23019 Scheme.12dmodel 23019 Scheme Fri Apr 28 15:26:36 2023

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

FORM 8A
Written approval to an activity subject to a resource consent application

Please read the information on the back of this page before giving your written approval in respect of a resource consent application.

1. Affected person's details

1a. I am the — (✓) Property owner ( ) Occupier

1b. Of the property at (street address): 247A WELD RD, RD 4 NEW PLYMOUTH

1c. Full name: SIOBHAN LUTTRELL. (First name(s)) Luttrell. (Surname)

1d. Electronic service address: nick.king@halliburton.com

1e. Telephone: 0276541275 (Mobile) 06 7527295 (Landline)

1f. Postal address or alternative method of service under Section 352 of RMA 1991: 247a Weld Road, RD 4 New Plymouth 4374

1g. I have the authority to sign on behalf of all other owner/occupiers of the property — (✓) Yes ( ) No

2. Resource consent application details

2a. Applicant's name: Heinrich (First name(s)) Fourie (Surname)

2b. Site address: Lot 2 DP 484251 249 Lower Weld rd.

2c. Description of proposal: Change location of proposed building site

3. Documents and plans

I have read and/or seen:

(✓) The full resource consent application, including:

(✓) The full description of the activity and the assessment of environmental effects (AEE).

(✓) Plan(s), signed by me and listed below. (If required, attach any additional plan information.)

Plan reference number	Plan title	Date
NPDC Sub 22/48035	Landscape Memo	2-2-2023

Please turn over

OFFICE USE ONLY

Date received		Property ID		Application #	
Time received		Land ID		Document #	
Received by					

2-2-23

2-2-2023

Liardet Street, Private Bag 2025, New Plymouth 4340, NZ, Telephone 06-759 6060, Email enquiries@npdc.govt.nz, Website www.npdc.govt.nz

4. Privacy statement

The Privacy Act 2020 applies to the personal information provided in this written approval. For the purposes of processing the resource consent application the Council may disclose this personal information to another party. If you want to have access to, or request correction of, this personal information, please contact the Council.

5. Affected person's declaration

By signing* this written approval, or by submitting this form electronically, I confirm that I understand the proposal and that the Council must decide that I am no longer an affected person and therefore must not have regard to any adverse effects on me.

I understand that I may withdraw my written approval by giving written notice to the Council before the hearing, if there is one or, if there is not, before the application is determined.

I confirm that the information contained in this written approval is true and correct, and agree to the disclosure of my personal information in respect of this written approval.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

SIOBAN LUTTRELL	LUTTRELL
First name(s)	Surname
Siobhan Luttrell	2-2-2023.
Signature of person giving written approval (or person authorised to sign on behalf of the person giving written approval)	Date

*A signature is not required if you give your written approval by electronic means, however the plans do need to be signed.

6. Information for affected persons

1. Please ensure you fully understand the proposal before deciding whether to sign this form. You may need to ask for further information from the applicant.
2. There is no obligation to sign this form, and no reasons need to be given.
3. Conditional written approvals cannot be accepted.
4. If this form is not signed, the application may be notified and you may have the opportunity to submit on the application.
5. If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn.
6. It is acceptable for you to request that you be given some time to consider the application before deciding whether to provide your written consent or not. You may also obtain your own professional advice on the application e.g. from a lawyer, planner or surveyor before deciding whether or not to give your written approval.
7. 'An Everyday Guide to the RMA' on the Ministry for the Environment website at www.mfe.govt.nz contains useful information for affected persons.

   If you have any further questions regarding this process contact the duty planner at the Council on 06-759 6060.

2-2-2023

2/2/23.

1. Landscape Memo

Introduction

1.1. NPDC SUB 22/4805 was granted on the 17 May 2022. Amongst other things the consent includes a condition (15) that *"No habitable buildings shall be erected outside of the Area marked Z on Lot 2."*

1.2. This landscape memo provides assessment of a proposed dwelling site on Lot 2 DP 484251 located outside Area Z shown on the consented Subdivision Scheme Plan.

1.3. This memo is supplementary to *Landscape and Visual Impact Assessment 8 December 2021* submitted as part of the Application AEE so does not repeat matters contained in that assessment unless relevant to this proposal.

Proposal

1.4. The proposal is to locate a dwelling on Lot 2 DP 484251 as shown in the Figure 1 below.

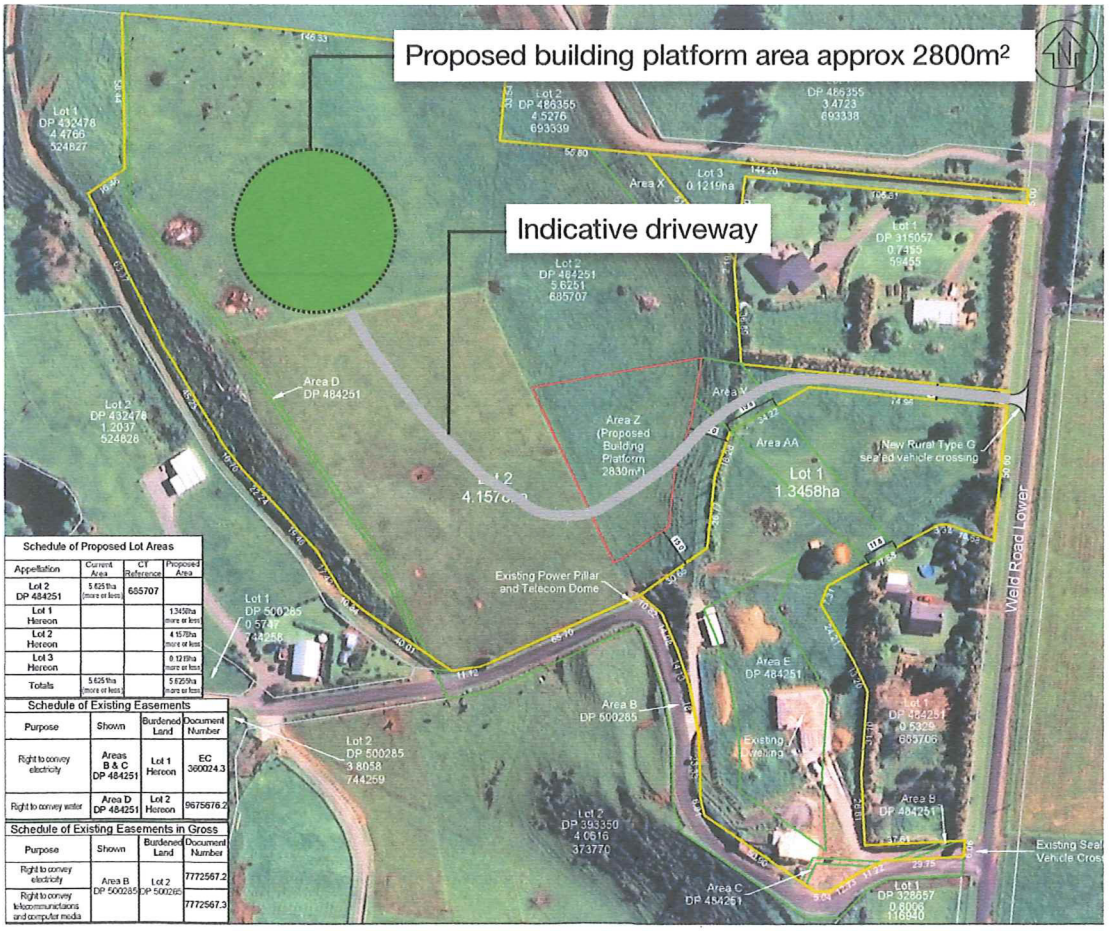
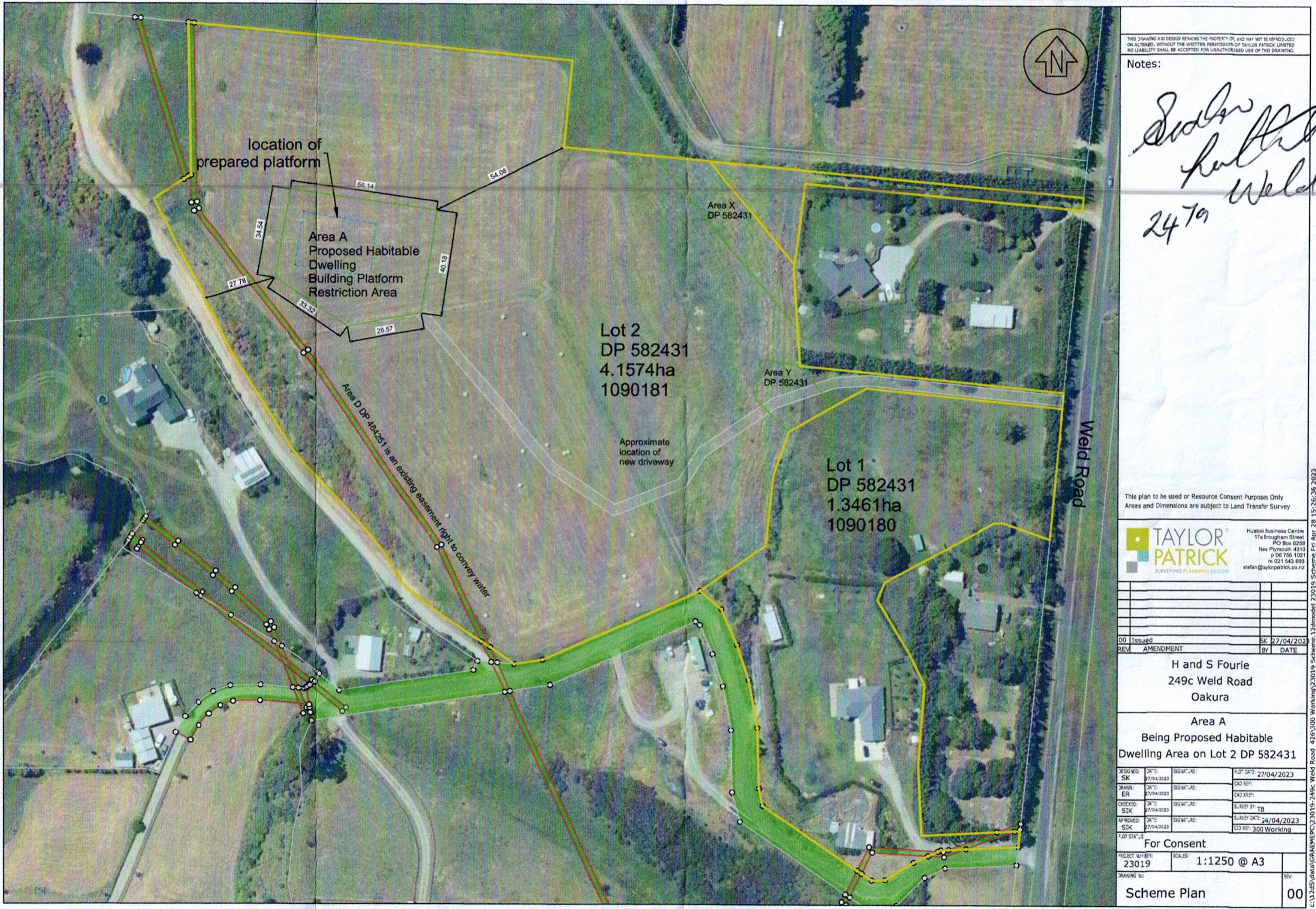


Figure 1: Clip from Taylor Patrick Surveyors Scheme Plan with new dwelling site overlaid

2-2-2023

2/2/23

247 A Weld rd


location of
prepared platform
Area A
Proposed Habitable
Dwelling
Building Platform
Restriction Area
50.14
54.06
34.54
40.18
27.76
33.32
28.57
Area X
DP 582431
Area Y
DP 582431
Lot 2
DP 582431
4.1574ha
1090181
Approximate
location of
new driveway
Lot 1
DP 582431
1.3461ha
1090180
Area D DP 484251 is an existing easement right to convey water
Weld Road
Notes:
This plan to be used for Resource Consent Purposes Only
Areas and Dimensions are subject to Land Transfer Survey
TAYLOR PATRICK
SURVEYING PLANNING DESIGN
00 Issued SK 27/04/2023
REV AMENDMENT BY DATE
H and S Fourie
249c Weld Road
Oakura
Area A
Being Proposed Habitable
Dwelling Area on Lot 2 DP 582431
For Consent
23019
1:1250 @ A3
Scheme Plan
00

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

FORM 8A
Written approval to an activity subject to a resource consent application

Please read the information on the back of this page before giving your written approval in respect of a resource consent application.

1. Affected person's details

1a. I am the ☑ Property owner ○ Occupier

1b. Of the property at (street address): 249 WELD ROAD

1c. Full name: TRACEY KAREN (First name(s)) BEATON (Surname)

1d. Electronic service address: traceybeaton@outlook.co.nz

1e. Telephone: 0276580008 (Mobile) (06) 7521165 (Landline)

1f. Postal address or alternative method of service under Section 352 of RMA 1991: 249 WELD RD RD 4 NEW PLYMOUTH 4374

1g. I have the authority to sign on behalf of all other owner/occupiers of the property ☑ Yes ○ No

2. Resource consent application details

2a. Applicant's name: Heinrich (First name(s)) Fourie (Surname)

2b. Site address: Lot 2 DP484251 249 lower weld rd

2c. Description of proposal:

Change location of proposed building site

3. Documents and plans

I have read and/or seen:

☑ The full resource consent application, including:

☑ The full description of the activity and the assessment of environmental effects (AEE).

☑ Plan(s), signed by me and listed below. (If required, attach any additional plan information.)

Plan reference number	Plan title	Date
NPDC SUB 22/4805	Landscape Memo	29.03.2023

Please turn over

OFFICE USE ONLY

Date received		Property ID		Application #	
Time received		Land ID		Document #	
Received by					

Liardet Street, Private Bag 2025, New Plymouth 4340, NZ, Telephone 06-759 6060, Email enquiries@npdc.govt.nz, Website www.npdc.govt.nz

YB

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5. Affected person's declaration

By signing* this written approval, or by submitting this form electronically, I confirm that I understand the proposal and that the Council must decide that I am no longer an affected person and therefore must not have regard to any adverse effects on me.

I understand that I may withdraw my written approval by giving written notice to the Council before the hearing, if there is one or, if there is not, before the application is determined.

I confirm that the information contained in this written approval is true and correct, and agree to the disclosure of my personal information in respect of this written approval.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

First name(s)	Surname
TRACEY KAREN	BEATON

Signature of person giving written approval (or person authorised to sign on behalf of the person giving written approval)	Date
Tracey Beaton	29.03.2023

*A signature is not required if you give your written approval by electronic means, however the plans do need to be signed.

6. Information for affected persons

1. Please ensure you fully understand the proposal before deciding whether to sign this form. You may need to ask for further information from the applicant.
2. There is no obligation to sign this form, and no reasons need to be given.
3. Conditional written approvals cannot be accepted.
4. If this form is not signed, the application may be notified and you may have the opportunity to submit on the application.
5. If the Council determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, your written approval cannot be withdrawn.
6. It is acceptable for you to request that you be given some time to consider the application before deciding whether to provide your written consent or not. You may also obtain your own professional advice on the application e.g. from a lawyer, planner or surveyor before deciding whether or not to give your written approval.
7. 'An Everyday Guide to the RMA' on the Ministry for the Environment website at www.mfe.govt.nz contains useful information for affected persons.

   If you have any further questions regarding this process contact the duty planner at the Council on 06-759 6060.

1. Landscape Memo

Introduction

1.1. NPDC SUB 22/4805 was granted on the 17 May 2022. Amongst other things the consent includes a condition (15) that "*No habitable buildings shall be erected outside of the Area marked Z on Lot 2.*"

1.2. This landscape memo provides assessment of a proposed dwelling site on Lot 2 DP 484251 located outside Area Z shown on the consented Subdivision Scheme Plan.

1.3. This memo is supplementary to *Landscape and Visual Impact Assessment 8 December 2021* submitted as part of the Application AEE so does not repeat matters contained in that assessment unless relevant to this proposal.

Proposal

1.4. The proposal is to locate a dwelling on Lot 2 DP 484251 as shown in the Figure 1 below.

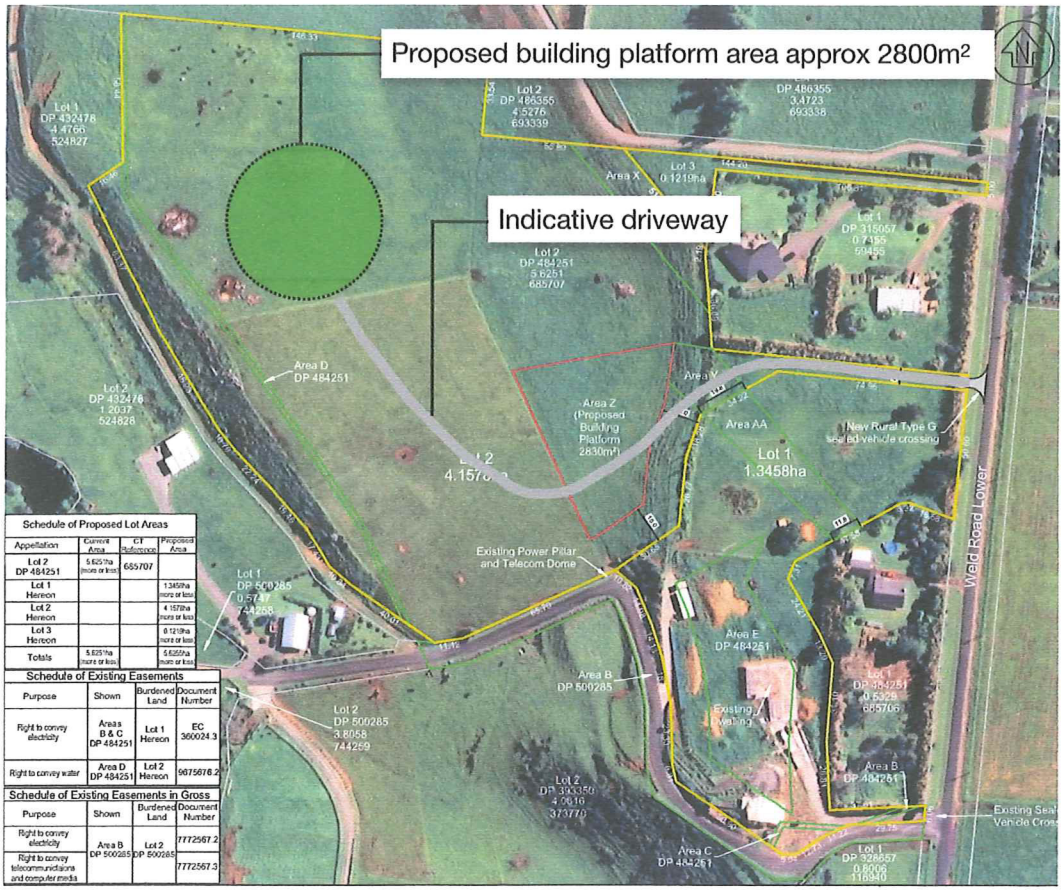


Figure 1: Clip from Taylor Patrick Surveyors Scheme Plan with new dwelling site overlaid

249 weld rd.

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED OR ALTERED, WITHOUT THE WRITTEN PERMISSION OF TAYLOR PATRICK LIMITED NO LIABILITY SHALL BE ACCEPTED FOR UNAUTHORISED USE OF THIS DRAWING.

Notes:

Stacey Beaton.
25.05.2023
249 Weld Rd
Rd 4 NP

This plan to be used or Resource Consent Purposes Only
Areas and Dimensions are subject to Land Transfer Survey

TAYLOR PATRICK
SURVEYING PLANNING DESIGN
Huatoki Business Centre
17a Brougham Street
PO Box 8258
New Plymouth 4310
p 06 755 1021
m 021 543 693
stefan@taylorpatrick.co.nz

REV	AMENDMENT	BY	DATE
00	Issued	SK	27/04/2023

H and S Fourie
~~249c~~ Weld Road
Oakura

263

Area A
Being Proposed Habitable
Dwelling Area on Lot 2 DP 582431

DESIGNED: SK	DATE: 27/04/2023	SIGNATURE:	PLOT DATE: 27/04/2023
DRAWN: ER	DATE: 27/04/2023	SIGNATURE:	CAD REF:
CHECKED: SIK	DATE: 27/04/2023	SIGNATURE:	CAD REF:
APPROVED: SIK	DATE: 27/04/2023	SIGNATURE:	SURVEY BY: TB
PLOT STATUS:			SURVEY DATE: 24/04/2023
			TITLE REF: 300 Working

For Consent

PROJECT NUMBER:	SCALES:	
23019	1:1250 @ A3	
DRAWING No: Scheme Plan		REV: 00

c:\12d5\data\GRAEME\PC\23019-249c Weld Road 426\300 Working\23019 Scheme 12dmodel 23019 Scheme Fri Apr 28 15:26:36 2023

August 2024 Revision 1

Landscape Memo

NPDC SUB22/48035

Lot 2 DP 484251

263 Weld Road Lower

LANDSCAPE ARCHITECTS NP NZ EST 1992

bluemarble
A world of difference

1. Landscape Memo

Introduction

1.1. NPDC SUB 22/4805 was granted on the 17 May 2022. Amongst other things, the consent includes a condition (15) that "*No habitable buildings shall be erected outside of the Area marked Z on Lot 2.*"

1.2. This Landscape Memo provides an assessment of a proposed dwelling (converted from an existing shed) on Lot 2 DP 484251 located outside Area Z identified on the consented Subdivision Scheme Plan.

1.3. This memo is supplementary to *Landscape and Visual Impact Assessment 8 December 2021* (appended to this memo) submitted as part of the Application AEE so does not repeat matters contained in that assessment unless relevant to this proposal.

Proposal

1.4. The proposal is to locate a dwelling on a proposed building platform area on Lot 2 DP 484251 as shown in the Figure 1 below.

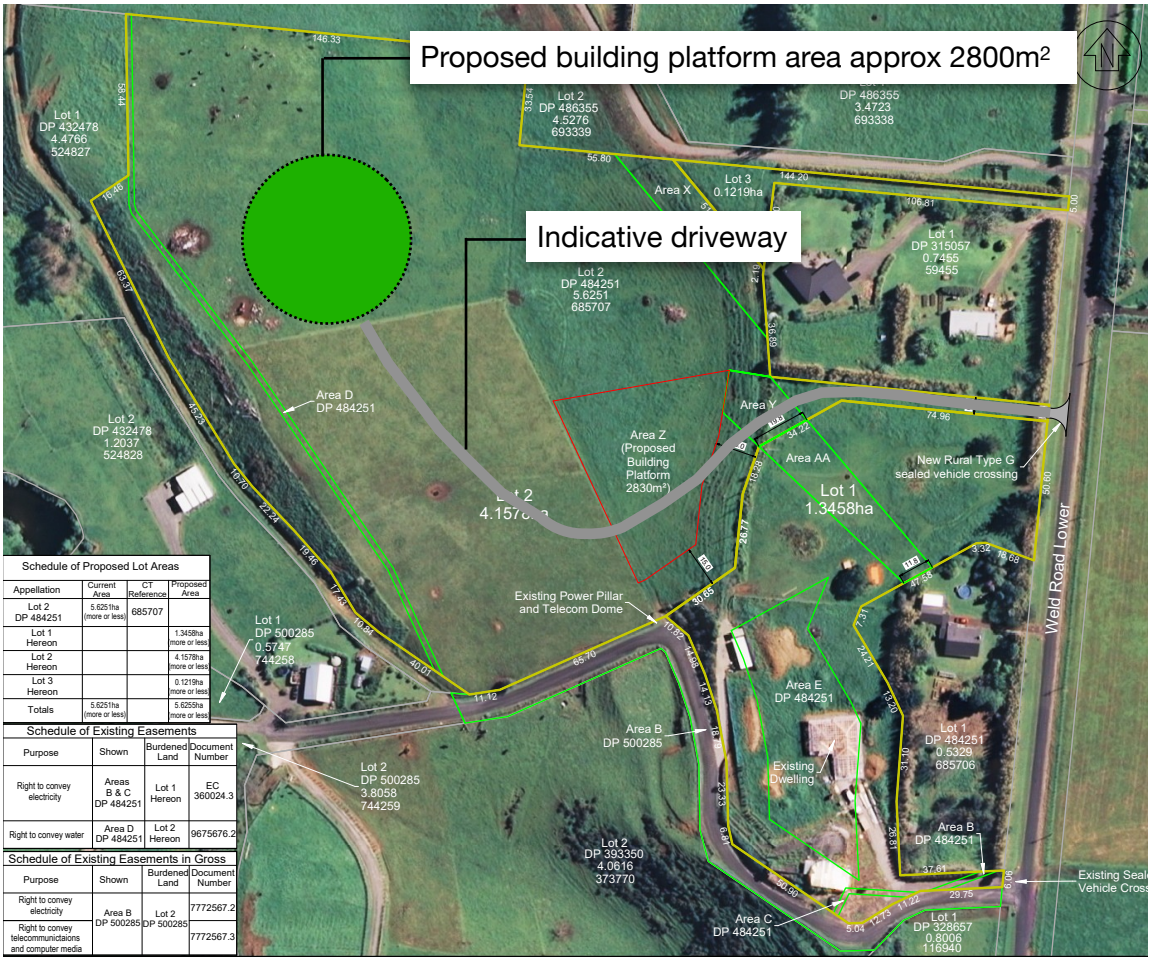


Figure 1: Clip from Taylor Patrick Surveyors Scheme Plan with new dwelling site overlaid

1.5. The proposed new dwelling will be achieved by converting an existing shed on the proposed building platform area (Figure 2 below), to a habitable building. The footprint and height of the shed will not change.

1.6. The reason for not constructing a new dwelling in the position shown on the consented Subdivision Scheme Plan plan proposal relates to issues achieving an acceptable driveway gradient from the upper to lower terrace without creating adverse cutting and filling on embankment between these two terraces. The new driveway has been constructed.

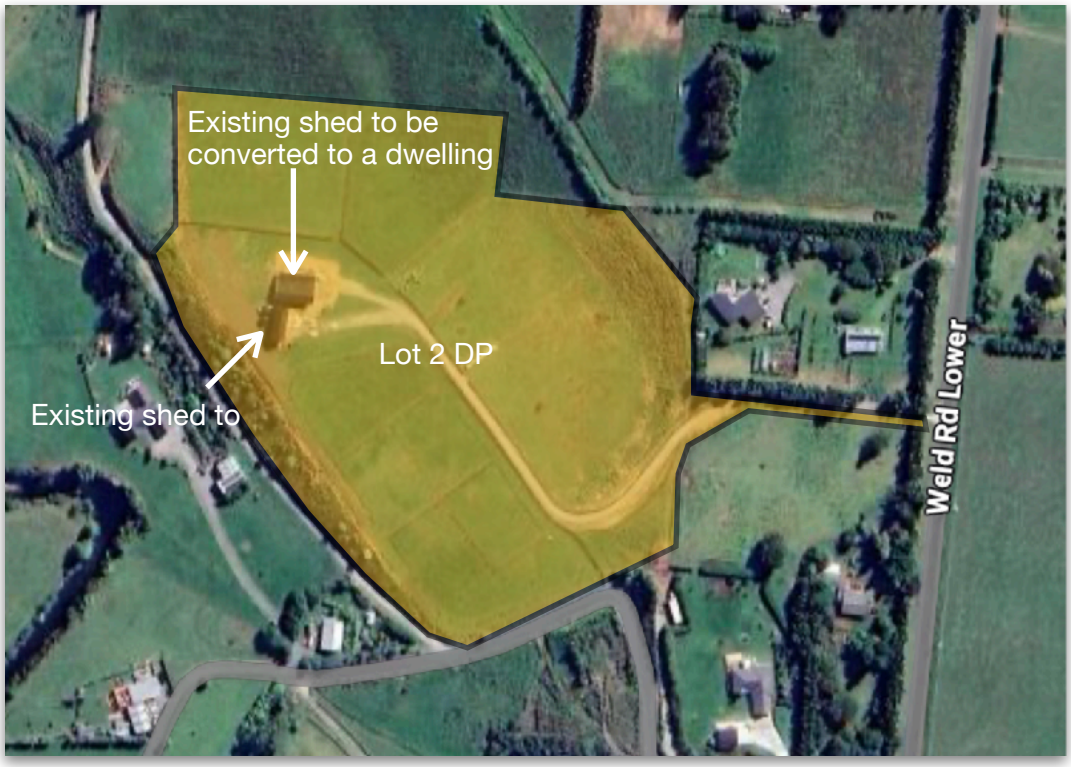


Figure 2: Site Plan showing existing shed to be converted to a dwelling.

1.7. Presently, (as at 7 August 2024) the site contains two sheds (Figure 3). The sheds (non-habitable buildings) have been constructed as a permitted activity and their position was not precluded in the consent conditions for NPDC SUB 22/4805.

Figure 3: Existing sheds viewed from access driveway into site.

1.8. Given the existing sheds, this memo assesses the proposal in terms of potential effects of a dwelling on rural character and visual amenity over and above effects resulting from the permitted shed.

Assessment

Landscape Character

1.9. The site is located on the valley floor in a position quite similar to the enclave of dwellings numbered 247a-c Weld Road Lower, that is, they are on low lying land within the purview of the Timaru Stream. Converting one of the existing sheds into a dwelling will not add an unusual or unfamiliar element into this landscape. The shed currently complies with consent conditions 16-24 which renders the proposed conversion visually recessive. The character of the area will remain 'as is', - rural and spacious, as the proposal does not add any more dwellings to the site than permitted under the consent. The position of the dwelling is outside the area identified in the subdivision consent but for the reasons stated above the level of effect on rural character is assessed as very low (less than minor).

Visual Effects

1.10. The attached **Viewing Audience Assessment** considers visual effects on neighbouring properties. The assessment identifies (self evidently) that properties who will see the new dwelling are the same as those who can see existing shed. Consideration is also given to any potential associated human activities/movements likely to result from the dwelling, and new planting that has recently been installed. The Viewer Assessment (attached) summaries the potential effects on visual amenity for the surrounding properties.

1.11. In summary, there are no properties who will experience potential effects on their visual amenity beyond very low. Even ignoring new planting, the only likely additional effect from a dwelling as opposed to a shed is possible night lighting and outdoor amenity areas and the creation of outdoor amenity areas. Concerning lighting, sheds are generally not occupied at night. Even so, night lighting represents a vey low effect as surrounding neighbours are probably inside at night and generally unaware of lighting associated with dwellings. Concerning outdoor amenity areas (eg barbecue areas, decking/courtyards and the like) these are likely to be positioned on the northern side of the shed/ dwelling - invisible from most neighbouring properties. Where visible, the level of effect is reduced by distance and the nature of outdoor activity (movement of people, gatherings) which is intermittent.

1.12. The site is extensively planted which will prevent future views from virtually all neighbours. Specifically, the western and eastern flanks of the site are planted with Lombardy Poplar trees - *Populus nigra* (Figure 4) at approximately 2m centres. These trees will screen views during spring summer months and soften them during autumn and winter. The site also has a row of Griselinia along the driveway fence and there are Lemonwood - *Pittosporum eugenioides* around the watertanks. A new hedge is also to be planted immediately east of the shed/dwelling.

1.13. These plantings maintain and enhance rural character and screen views of the site's buildings from neighbouring properties.

Figure 4: Planting

Permitted Baseline

1.14. In assessing landscape and visual amenity effects, consideration is given to those who may be an affected persons for limited notification. Matters of consideration include the existing environment (as described above) and that the consent authority has the discretion to disregard an adverse effect on the activity on the environment if the plan permits an activity with that effect.

1.15. While it is ultimately a matter of discretion for the consent authority as to whether or not it is appropriate to apply the permitted baseline, this Landscape Memo considers that it is reasonable to assume that there is non-fanciful permitted development that could hypothetically occur on the site that could create an adverse effect as to warrant comparative assessment. The District Plan provides for permitted activities that would also give rise to the same or similar effects, including planting and the construction of sheds. These commonly occur in the rural zone, so it is reasonable to conclude that the District Plan permits activities with reasonably comparable adverse effects in terms of a loss of a views by a neighbouring property. The conversion of the existing shed (constructed as a permitted activity) creates no significant additional effects.

Conclusion

1.16. This memo considers that the site's existing character (paddocks, buildings, plantings) is unchanged by the proposal and will create effects that are no greater than 'very low neutral' (see Methodology over). Overall, the effects on neighbouring properties are assess as less than minor.

Richard Bain

Landscape Architect

Viewing Audience Assessment

Viewer Assessment

Viewer Address	View assessment	Rating of Effect
249 Weld Road Lower	There is no view of the consented building platform area as the dwelling at 249 overlooks it. Area Z on the Subdivision Scheme Plan was created by 249 Weld Road Lower with the intention that any new dwelling be not visible from their dwelling. Regarding the proposal, this property has a view of the existing shed/dwelling at a distance of approx 220m dwelling-to-dwelling. Views are from an elevated position so the proposal forms a small part of the wider view. This view of a new dwelling could be screened over time with planting on the southern boundary, but the effects are the same as at present i.e. the shed to be converted is visible with the proposal creating an identical visual effect in terms of building form and colour.	Very Low (Less than minor)
255 Weld Road Lower	This property has no view of the consented building platform area from its dwelling and no view of the existing shed to be converted. Potential views are elevated, so the proposal forms only a small part of the wider view which are only available from the property's western edge, not from the property's dwelling or outdoor living area. The proposal is also well outside the viewshaft (Area AA on the Subdivision Scheme Plan).	Very Low (Less than minor)
247 Weld Road Lower	247 has no view of the consented building platform area from its dwelling. Regarding the proposal, there are open and direct views of the shed/dwelling at a distance of approx 240m dwelling-to-dwelling, noting that the second shed on the site is the most directly visible. The proposal will not form a new element in the landscape. Existing planting will screen views of both the existing shed and shed/dwelling. In terms of building form and colour, the existing sheds create a virtually identical visual effect. Development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247.	Very Low (Less than minor)
247a Weld Road Lower	This property has no view of the consented building platform area from its dwelling. Regarding the existing shed/dwelling, there are distant and slightly eastern views at a distance of approximately 320m dwelling-to-dwelling. The shed/dwelling will not form a new element in the landscape and effects are reduced by distance. The view of a shed/dwelling will be screened with planting on the southern side of the shed's platform area along the top of the subject site's embankment. In terms of building form and colour, the existing sheds create a virtually identical visual effect. Additional development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247.	Very Low (Less than minor)
247b Weld Road Lower	This property has a relatively new dwelling (in addition to one existing) that does not have views of the original consented building platform, nor is there one from the other dwelling and the wider property. Regarding the proposal, only the southern most part of the sheds are visible. The effect of a shed conversion will not be visible beyond the southern most shed due to orientation and planting along the top of intervening embankment. The conversion of the most northern shed will have no visual effect on this property.	Very low (Less than minor)
247c Weld Road Lower	This property has no view of the original consented building platform area from its dwelling. Regarding the proposal area, there are open views (photo B&C over) of the existing sheds. A shed conversion dwelling will not form a new element in the landscape within their northern aspect and will be screened with planting on the southern side of the building platform area along the top of the subject site's embankment. The existing sheds create a virtually identical visual effect in terms of building form and colour. Development associated with a dwelling (eg outdoor living areas) would be on the northern side - not visible from 247c.	Very low (Less than minor)
271 Weld Road Lower	There are views into the original consented building area at a distance (dwelling to dwelling) of 50m, including a direct view from a large facing window. The existing shed/dwelling is visible but with but at a slightly peripheral orientation from the dwelling and outdoor living area at a distance of approx 140m (to the eastern side of the building restriction area). This view will be substantially screened (in time) with the planting of Lombardy poplars at the base of the embankment below this property. The existing sheds create a virtually identical visual effect in terms of building form and colour. Development associated with a dwelling (eg outdoor living areas) likely to be on the northern side will be visible but, due to distance, orientation, and the portion of their view occupied by the proposal, will create only very low effects	Very low (Less than minor)

Rating of Effect Terminology - based on the New Zealand Institute of Landscape Architects (NZILA) **Te Tangi A Te Manu** (Aotearoa NZ Landscape Assessment Guidelines)

NZILA 7-point scale	Auckland Council 3-point scale. Information Requirements for the Assessment of Landscape and Visual Effects	RMA equivalents
Very Low	Low A slight loss to the existing character, features or landscape quality	Less than minor
Low		Minor* Some real effect but of less than moderate magnitude and significance. It means the lesser part of the 'minor-moderate-major' scale
Low-mod	Moderate Partial change to the existing character or distinctive features of the landscape and a small reduction in the perceived amenity	
Moderate		More than minor
Mod-High	High Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements	
High		Significant
Very High		

Effects can be positive, adverse, or neutral

***Determination of Minor**

A consent can be publicly notified if is the decision maker considers that the activity will have or is likely to have adverse effects that are more than minor. Where public notification is not required, limited notification must be given to those who are affected in a minor or more than minor way (but not less than minor). In relation to this assessment 'less than minor' can be characterised as 'very low' and 'low' on the 7-point scale.

Viewing Audience Assessment

271 Weld Road Lower in relation to shed/dwelling

Proposed ‘habitable dwelling building area restriction area.’

247c Weld Road Lower viewed from eastern side of shed/ dwelling.

249 Weld Road Lower viewed from south west of shed/dwelling.

247a, 247b & 247c Weld Road Lower viewed from west of sheds (inset).

Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

When replying please quote document no: SUB22/48035.03
Property: 119308

9 October 2024

Heinrich and Sophie Fourie
C/- Tanya Hansen
43 Donnelly Street
OAKURA 4314

Email: tanya_hansen@hotmail.com

Dear Tanya

RESOURCE CONSENT APPLICATION - FURTHER INFORMATION
263 WELD ROAD LOWER, OAKURA (H & S FOURIE)

Application number: SUB22/48035.03

Applicant name: Heinrich and Sophie Fourie

Address: 263 Weld Road Lower, Oakura

Activity Description: Vary Condition 15 of SUB22/48035 relating to a Consent Notice (125651061.1) to enable change to the dwelling platform location on the site

Thank you for your resource consent application for the proposed change to Condition 15 of SUB22/48035 relating to a Consent Notice (125651061.1) to enable change to the dwelling platform location at 263 Weld Road Lower, Oakura.

I have reviewed the file and undertaken a site visit on Friday 4th October, which included visiting properties within the vicinity of the site.

Having been on site and viewed the building, although I did not enter it, referenced throughout the application and having spoken to Sophie Fourie, it is clear to me that the existing building which is the subject of this application is not a 'shed' and is already converted to a 'dwelling'. This is further supported through my observations of a fireplace chimney penetrating the roofline, the verandah enclosed by glass windows / doors, and a groomed lawn / newly planted area immediately adjoining the 'dwelling' and ancillary building.

For all purposes, the 'shed' is no longer and the building on site is a 'dwelling'. Accordingly, this dwelling does not comply with the requirement of Condition 15 of SUB22/48035 which prevents a habitable building being located outside of the Area marked 'Z' on the site.

Pursuant to section 92(1) of the Resource Management Act 1991 (RMA), I am requesting the following further information so that I can better understand the nature of the proposal's effect on the environment and the ways any adverse effects might be mitigated.

REQUESTED INFORMATION

1. Site, Landscaping and Building

The proposal is described as: *It is proposed to vary this consent notice to allow the Applicant to move the building platform and convert a shed existing on the property into a dwelling. A Scheme Plan is attached as* ***Appendix A*** *and it is requested to move the building platform from Area Z on LT 582431 to Area A where the shed is located.*

From my site visit there appears to be discrepancies between the documentation lodged in support of the application and the existing site layout. For example:

- The site plan in Appendix A to the application Assessment of Environmental Effects (AEE) does not accurately reflect the current building and site layout and location of driveway and existing buildings on the site. While the plan may show the extent sought for the dwelling for Consent Notice purposes, it does not show all existing buildings, being the two buildings located in this area.
- The dwelling design plan in Appendix F refers to a 'proposed shed' and does not accurately reflect the elevations or floor layout of the dwelling as constructed on site (i.e. a fireplace chimney penetrates the roofline, and the veranda is enclosed by glass windows / doors).
- Landscape planting was also observed and drawn to my attention during my visit to the site. The application AEE in Appendix H contains a Landscape Mitigation Plan prepared by Blue Marble which has subsequently not been included in the Blue Marble revised Landscape Memo lodged with Council 1st October 2024.

It appears that the plan used in Appendix A has been taken from a prior application lodged with Council in 2023 (SUB22/48035.02) which sought at that stage to alter the consent notice location for the dwelling platform when the site was vacant.

As such, the plans provided in Appendices A and F to the application AEE do not reflect accurately the location and layout of the existing access, buildings, and landscaping on the site. Accordingly, an accurate assessment of the proposal cannot be presently undertaken.

To satisfy this further information request, please provide the following:

- a detailed landscape plan for that landscaping already completed on the site,
- a dimensioned site plan accurately reflecting the constructed access / driveway to and all buildings on the site (including distances to site boundaries),
- building(s) floor plans, and
- elevations of all buildings.

2. Confirmation of Proposed Extent of Consent Notice Area

As noted above, the plan used in Appendix A has been taken from a prior application lodged with Council in 2023 (SUB22/48035.02) when the site was vacant.

It cannot be readily determined from the plans provided with the lodged application whether the location and extent shown for the proposed new 'building platform area' accurately reflects the existing location of the building / dwelling on the site.

To satisfy this further information request, please provide either:

- confirmation from a Registered Surveyor that the plan in Appendix A contains and accurately shows the location / extent of all buildings currently erected on the site, particularly the dwelling; or

- provide a dimensioned plan which accurately shows the location / extent of the 'building platform' proposed to replace the Area marked as 'Area Z' in Consent Notice 125651061.1.

3. Earthworks

It is acknowledged that the application lodged relates to the varying Consent Notice 125651061.1, being Condition 15 of SUB22/48035. However, in varying the location of the dwelling platform, earthworks have occurred to establish access to (a long driveway from Weld Road) and the building platform for the dwelling and associated outdoor living area which may not have been to the extent undertaken or even necessary for an ancillary rural building.

To enable an understanding of the extent of earthworks undertaken, and to satisfy this further information request, please provide details of:

- the volume and extent of earthworks undertaken on the site to achieve access to and establish the dwelling's building platform and associated outdoor living area; and
- location of any cut or fill batters greater than 1.5 metres in height and the angle of that cut / fill.

4. Assessment of Environmental Effects

As noted in Matters 1 to 3 above, what is physically on the site is not accurately reflected in the plans, nor is it within the application AEE. This has resulted in a planning and environment assessment that does not accurately reflect what has occurred and exists on site. This being a 'retrospective' application.

The statements within the application AEE do not show or provide confidence as to whether the other consent notices on the site have been satisfied.

Section 3 '*Cultural and Heritage Sites of Significance'* of the application AEE for the resource consent appears to incomplete with the final sentence left incomplete and presumably the assessment associated with that.

To satisfy this further information request, please provide a complete and updated version of the application AEE that:

- accurately reflects what is on the site at this present time,
- those matters raised in Matters 1 to 3 above,
- explains, provides evidence, of how the other consent notices relating to the site have been met / satisfied, and
- complete *'Cultural and Heritage Sites of Significance'* assessment of Section 3.

NEXT STEPS

In statutory terms, Section 92A(1) of the RMA requires you to respond to Council by Wednesday, 30th October 2024 (being 15 working days from the date of this request) by either:

(a) Providing the information; or

(b) Agreeing in writing to provide the information within a reasonable timeframe to be agreed with Council; or

(c) Refusing in writing to provide the information.

The processing of this application will be put on hold until you respond to Council. The time taken by you to provide the further information, or to respond to this request, is excluded from the calculation of working days for processing your consent.

If you do not respond to the Council in writing as per (a) and (b) above, or if you refuse to provide the information by Thursday, 31st October 2024, Council must:

(a) Publicly notify the application pursuant to Section 95C of the RMA if Council has not already decided whether to give public or limited notification of the application; and

(b) Must consider the application under Section 104 of the RMA. Under Section 104(6), Council may decline the application on the grounds that it has inadequate information to determine the application. In making an assessment on the adequacy of the information, Council must have regard to whether any requests made of the applicant for further information or reports have resulted in further information or any reports being available (Section 104(7)).

Should you provide the requested information to the standard required, I will review, including seeking appropriate technical review, what you provide on receipt of same to make sure it adequately addresses all the points of this request.

WRITTEN APPROVALS

Although this matter is not that related to further information to process the application, I wanted to draw this to your attention as early as possible. You may act on this information as you will, but this may have implications to timeframes and / or the notification recommendation in relation to Section 95 of the RMA.

Three written approvals have been provided within Appendix I to the application AEE by the landowners related to the properties:

- 247 Weld Road Lower (Fiona Waugh) – Lot 2 DP 393350,
- 247A Weld Road Lower (Sioban Luttrell) – Lot 2 DP 500285, and
- 249 Weld Road Lower (Tracey Beaton) – Lot 1 DP 582431.

It is noted that these approvals are dated February 2023. On reviewing Council's files for the site, it is noted that the written approvals are those lodged with Council for an earlier application to vary Consent Notice 125651061.1 / Condition 15 of SUB22/48035 that was subsequently withdrawn (resource consent SUB22/48035.02).

The written approvals do not relate to the current application lodged with Council, the Blue Marble Landscape Memo (including that revised 1st October 2024), or the above further information requested. They will not in their current form / state be considered as written approvals for this application, unless evidence to the contrary can be provided to satisfy Council they are related to this application.

In addition to the above approvals, it is noted that subdivision consent SUB22/48035 to establish the site (and the location of the dwelling platform) was supported by the written approvals of landowners to a wider range of properties. Those approvals being, in addition to the above, from the owners / occupiers of:

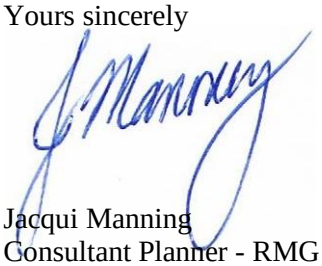
- 271 Weld Road Lower – Lot 3 DP 582431,
- 247C Weld Road Lower – Lot 1 DP 500285,
- 247B Weld Road Lower – Lot 2 DP 432478,
- 255 Weld Road Lower – Lot 1 DP 484251, and
- 283 Weld Road Lower – Lot 1 DP 486355.

As these parties were party to subdivision consent SUB22/48035 and the basis for the imposition of the condition requiring the consent notice, and as it is proposed to vary that consent, these parties are likely to be considered in respect of the assessment in relation to Section 95 of the RMA. This does not limit other parties being considered affected by the proposed change to subdivision consent SUB22/48035. A final assessment under Section 95E (RMA) will be made on this matter upon receipt of the information requested in this letter.

Please feel free to contact me on 027 241 3968 and quote the application number above, if you wish to discuss your application further.

To note, I will be on leave from Friday, 11th to Wednesday 16th October (inclusive), so during this time please email in the first instance and I will contact you on my return.

Yours sincerely



Jacqui Manning
Consultant Planner - RMG

27 November 2024

Jacqui Manning
New Plymouth District Council
Consultant Planner
Via Email

RE: Section 92 Response – SUB22/48035.03

Thank you for your letter dated 9 October 2024 in response to the resource consent application made by Heinrich and Sophie Fourie to change a consent notice in relation to the building platform for a dwelling. The purpose of this letter is to provide the information requested under Section 92 of the Resource Management Act 1991 (RMA).

Our response is detailed in the subsequent sections, with each number corresponding to that in your request letter. This response should be read in conjunction with the information attached where outlined.

1. Site Landscaping and Building

- Please find attached as **Appendix A** an updated site plan that shows the existing buildings onsite, the distance from these buildings to boundaries and landscaping. This plan is accurately dimensioned and reflects the constructed access and driveway to all buildings onsite.
- Please find attached as **Appendix B** the building, floor and elevation plans for both sheds existing onsite.

2. Confirmation of Proposed Extent of Consent Notice Area

- The dimensioned plan attached as Appendix A accurately shows the location and extent of the building platform proposed to replace the Area marked as “Area Z” in the Consent Notice 125651061.1.

3. Earthworks

Your letter notes that earthworks have been undertaken onsite to establish the building platform and driveway into the site. My understanding of this is that you are trying to assess if a retrospective resource

consent is required for these works under the Proposed District Plan Earthworks Rule EW-R13 and compliance with EW-S2 in relation to maximum cut depth or fill height.

All earthworks onsite were completed as a permitted activity under the 2005 District Plan in March 2023 prior to the Proposed District Plan being notified on the 13th of May 2023. The below google earth image from March 2023 details that earthworks were completed in early 2023.

4. Consent Notice Assessment

The consent notice relevant to this property is attached as **Appendix C,** please see below assessment confirming that all of the other consent notices pertaining to the property have been satisfied.

A maximum of one habitable dwelling shall be permitted on Lot 2 LT 582431. This building shall be located within the Area marked 'Z' on Lot 2 LT 582431. The habitable building shall not be erected outside of the Area marked 'Z' on Lot 1 LT 582431.

Comment: *There is only one dwelling proposed on Lot 2 LT 582431, the subject application is to change the location of the dwelling outside of the area marked Z.*

No habitable building shall exceed 5.5m in height above existing ground level .

Comment: *The proposed dwelling elevation has been measured as 5.5m above existing ground level.*

Roofs of all new buildings (habitable and non-habitable) shall be a recessive shade (less than 20% Light Reflection Value (LRV).

Cladding materials (including walls and gable ends, excluding glazing and joinery) of all new buildings (habitable and non-habitable) shall be recessive shade (less than 40% Light Reflectance Value (LRV))

Comment: *The roof and the cladding material is a Dulux Resene pain colour called "Flax Pod". The LRV for this is 6%. Please see attached as* ***Appendix D*** *confirmation of this from Dulux.*

Water tanks and guttering shall be recessive shade, with a light reflectance value (LRV) of less than 25% LRV

Comment: *The guttering is "flax pod" and the water tanks are black with an LRV of 5%. Please see* ***Appendix D*** *for confirmation of this.*

Any fencing of new boundaries shall consist of post and rail, or wire post and batten fencing

No closed board fencing higher than 1.2m high should be located further than 10m from any building (higher fencing within 10m of dwellings is permitted to enable privacy of courtyards etc)

No external point sources of light shall be visible from outside the lots. All external light fittings shall be 'hooded' and cast down.

Comment: *All of the fencing onsite is post and rail, there is no closed board fencing onsite . The external lights on the shed are hooded and cast down.*

Any cut or fill batters greater than 1.5m in height should be laid back at an angle suitable for planting or grassing. This angle should be no steeper than 1:1.

Comment: *This has been assessed and there is one small area along the driveway where the angle is slightly steeper than 1:1. The applicant has engaged the earthworks contractor to come back to batter this back to 1:1, he will do this in approximately 2 weeks time.*

Building foundations for Lot 2 LT 582431 shall be designed by a suitable qualified engineer.

Comment: *The building foundation for the shed proposed to be converted into a dwelling were designed by a suitable qualified engineer. A Geotechnical Assessment is attached as* ***Appendix E.***

5. Assessment of Environmental Effects

A meeting was held with the New Plymouth District Council compliance team on the 18th of November 2024 to discuss the proposed Dwelling, this resource consent application and a path forward. The

applicant has advised me that it was agreed that the building onsite is still consented as a shed and the building officers will visit the site to make some minor amendments to the building consent through a Certificate of Acceptance including adding in the fire place and windows. This is not a retrospective application and this was discussed with the NPDC and agreed at the meeting.

In terms of Cultural effects and sites of significance, there are no recorded archaeological sites, notable trees or other items of interest on the application site identified on NPDP Maps, the NPDC Proposed District Plan or listed on the Archsite website (maintained by New Zealand Archaeological Association). Archaeological Site 42 is located on the other side of the Weld Road River from the

It is acknowledged that Taranaki Iwi have mana whenua over the applicant site and the importance of waterways noted in their Deed of Settlement. There are no waterways within the applicant site. It is assessed that there will be no cultural effects associated with moving the dwelling site from area Z to the area proposed on the scheme plan attached as **Appendix A**.

I trust the above information satisfies your request under Section 92 of the Resource Management Act. If you need any further clarification feel free to give me a call on 0275582692.

Kind Regards,

Tanya Hansen

Consultant Planner.

Appendix A – Updated Site Plan

Notes:

This plan is produced for the sole purpose of obtaining Resource Consent. The use of this drawing for any other purpose is at the owners risk.

The Blue Marble memo reference in this drawing is NPDC SUB 22/48035 Lot 2 DP 484251, 263 Weld Road Lower dated August 2024

The heights of the existing buildings have been surveyed (20.11.2024) and I confirm that the maximum height above the ground is 5.5m.

Legend

- Proposed Covenant Area
- Legal Boundary(calculated)
- Indicative Boundary

Prepared by:

K. Preston

Licensed Cadastral Surveyor

10 0 10 20 30 40 50 60m

SCALE 1 : 1250

BTW COMPANY

SURVEYING
ENGINEERING
PLANNING
ENVIRONMENT

SITE PLAN

LOCAL BODY	New Plymouth District Council
PROJECT No.	230274
A3 SCALE	AS SHOWN

SURVEYED	P. LOFTHOUSE	12/20.11.2024
DRAWN	S. HICKEY	15.11.2024
CHECKED	G.JOHNSTON	26.11.2024

TITLE
FOURIE
263 WELD ROAD, OAKURA
COMPRISED IN: RT 1090181

ORIGINAL SIZE	DRAWING No	SHEET	REVISION
A3	230274-SU-01	1	B

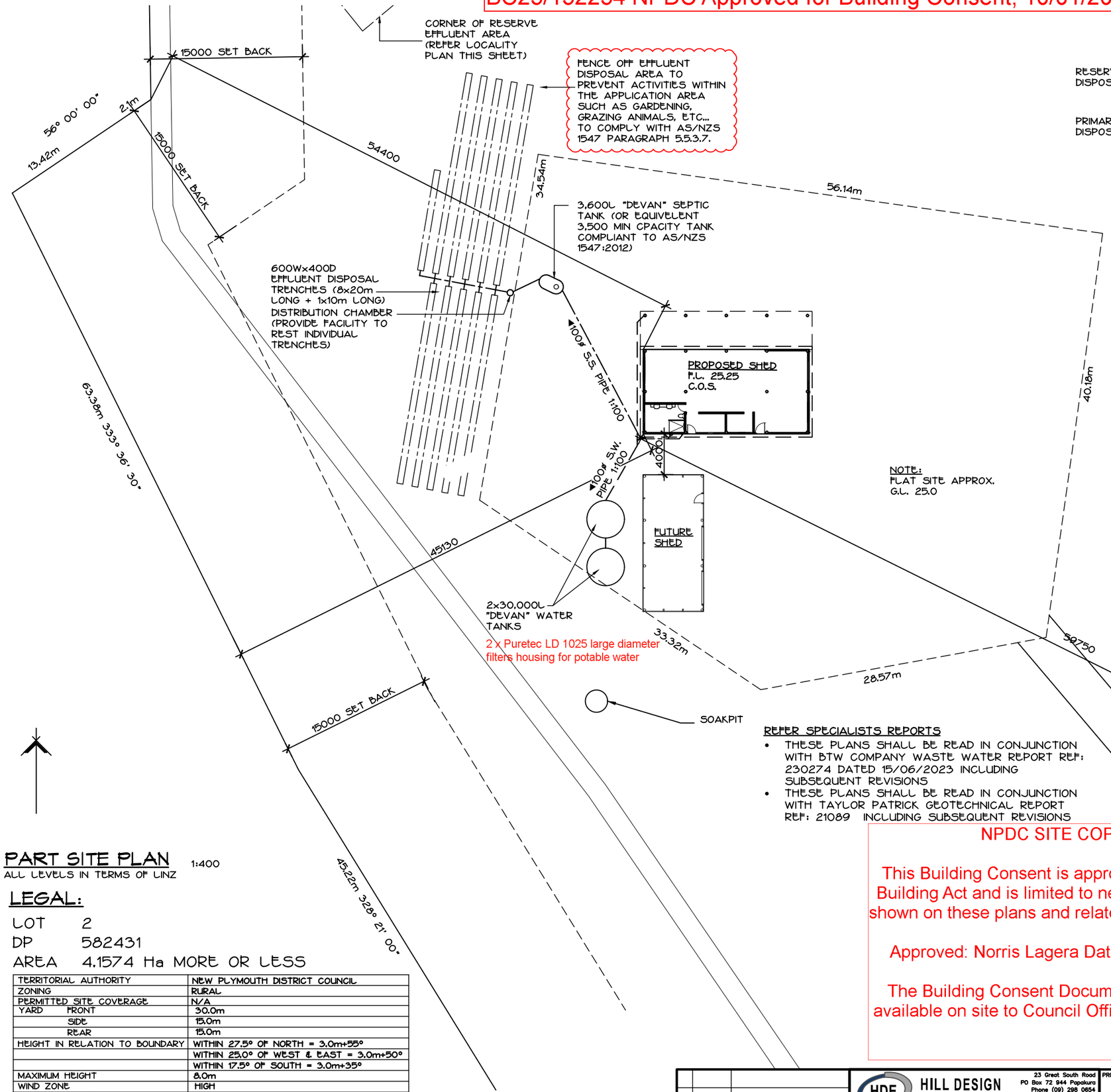
File Name: C:\12dSdata\BTW12D\230274 - Heinrich Fourie_587\07 Drawings\230274-01 SITE PLAN.dwg - A3 SCHEME PLAN Plot Date: 27/11/2024 Plot Time: 10:14

Appendix B – Building elevation and floor plans

BC23/132234 NPDC Approved for Building Consent, 10/01/2024

BC23/132234-1 NPDC Approved Amendment, 18/01/2024

BC23/132234-2 NPDC Approved Amendment, 4/03/2024



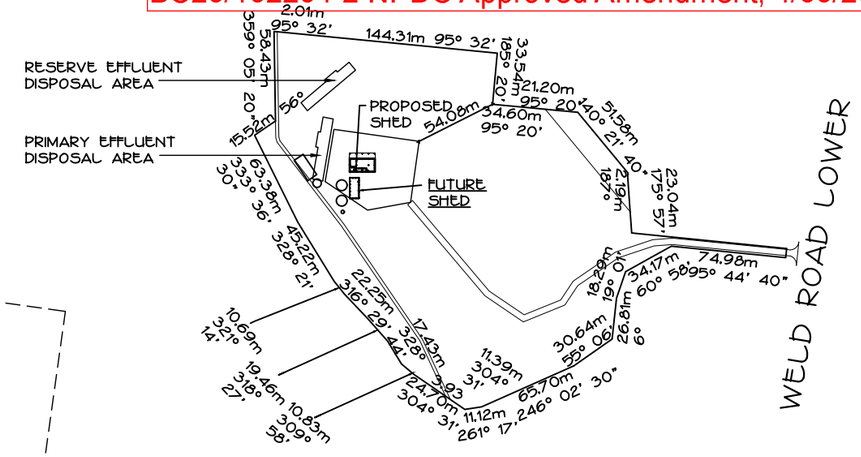
PART SITE PLAN

ALL LEVELS IN TERMS OF LINZ 1:400

LEGAL:

LOT 2
DP 582431
AREA 4.1574 Ha MORE OR LESS

TERRITORIAL AUTHORITY	NEW PLYMOUTH DISTRICT COUNCIL
ZONING	RURAL
PERMITTED SITE COVERAGE	N/A
YARD FRONT	30.0m
SIDE	15.0m
REAR	15.0m
HEIGHT IN RELATION TO BOUNDARY	WITHIN 27.5° OF NORTH = 3.0m+55°
	WITHIN 25.0° OF WEST & EAST = 3.0m+50°
	WITHIN 17.5° OF SOUTH = 3.0m+35°
MAXIMUM HEIGHT	8.0m
WIND ZONE	HIGH
CORROSION ZONE	ZONE C
CLIMATE ZONE	ZONE 2
EARTHQUAKE ZONE	ZONE 1



LOCALITY PLAN 1:4000

ACCESS POINTS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

- IMMEDIATELY PRIOR TO DRAIN OUTFALLS,
- IMMEDIATELY INSIDE THE BOUNDARY OF THE PROPERTY SERVED,
- AT THE JUNCTION OF EVERY DRAIN WITH ANOTHER DRAIN EXCEPT THAT NO ACCESS POINT IS REQUIRED WHERE THE BRANCH DRAIN IS LESS THAN 2.0 M LONG AND ONLY SERVES A GULLY TRAP,
- EVERY CHANGE IN HORIZONTAL DIRECTION OF GREATER THAN 45°,
- EVERY CHANGE IN GRADIENT GREATER THAN 45°,
- AT INTERVALS (ON STRAIGHT LINES) OF NO LESS THAN:
  - 50m WHERE RODDING POINTS ARE USED, OR
  - 100m WHERE ACCESS CHAMBERS, INSPECTION CHAMBERS OR INSPECTION POINTS ARE USED, AND
- WITHIN 2.0 M OUTSIDE THE BUILDING WHERE A DRAIN ENTERS OR EXITS FROM UNDER A BUILDING

CONSTRUCTION & DEMOLITION HAZARDS

IN ACCORDANCE WITH NZBC F5.2 CONSTRUCTION AND DEMOLITION WORK ON BUILDINGS SHALL BE PERFORMED IN A MANOR THAT AVOIDS THE LIKELIHOOD OF:

- OBJECTS FALLING ONTO PEOPLE ON OR OFF THE SITE,
- OBJECTS FALLING ONTO PROPERTY OFF THE SITE,
- OTHER HAZARDS ARISING ON THE SITE AFFECTING PEOPLE OFF THE SITE AND OTHER PROPERTY,
- PROVIDE CONSTRUCTION BARRIERS TO PREVENT UNAUTHORISED ACCESS TO THE CONSTRUCTION AREA,

LEGEND

- EXISTING PUBLIC SANITARY DRAIN
- EXISTING PUBLIC STORM WATER DRAIN
- EXISTING PRIVATE SANITARY DRAIN
- EXISTING PRIVATE STORM WATER DRAIN
- PROPOSED PRIVATE SANITARY DRAIN
- PROPOSED PRIVATE STORM WATER DRAIN
- PROPOSED POTABLE WATER & ELECTRICAL SUPPLY
- I.P.◎ INSPECTION POINT
- × 2.35 EXISTING SPOT LEVEL

REFER SPECIALISTS REPORTS

- THESE PLANS SHALL BE READ IN CONJUNCTION WITH BTW COMPANY WASTE WATER REPORT REF: 230274 DATED 15/06/2023 INCLUDING SUBSEQUENT REVISIONS
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH TAYLOR PATRICK GEOTECHNICAL REPORT REF: 21089 INCLUDING SUBSEQUENT REVISIONS

NPDC SITE COPY

This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications

Approved: Norris Lagera Date: 10/01/2024

The Building Consent Documents are to be available on site to Council Officers at all times

PRODUCER STATEMENT- STRUCTURAL DESIGN.

AS A DESIGNER I HAVE TAKEN ALL REASONABLE STEPS NECESSARY TO VERIFY DESIGN ASSUMPTIONS. I AM SATISFIED ON REASONABLE GROUNDS THAT IN RELATION TO THE BUILDING WORK SPECIFIED ABOVE THE PROVISIONS OF THE BUILDING CODE WOULD BE MET IF THE BUILDING WORK WERE PROPERLY COMPLETED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS ACCORDING TO WHICH THE BUILDING IS PROPOSED TO BE CONSTRUCTED AND WHICH HAVE BEEN SUBMITTED WITH THE APPLICATION. I UNDERSTAND THAT THIS PRODUCER STATEMENT, IF ACCEPTED, WILL BE RELIED UPON BY THE OWNERS AND TERRITORIAL AUTHORITIES FOR THE PURPOSE OF ESTABLISHING COMPLIANCE WITH THE BUILDING CODE.

DATE 9/01/2024

Peter Hill
B.E. (Hons) M.I.P.E.N.Z.
C.P. Engineer No. 47048

B.C. APPLICATION 20.11.2023

#	DATE:	REVISION:
A	9.01.24	NOTES

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 944 Papakura
Phone (09) 298 0654
Fax (09) 297 7869
Email enquiries@hde.co.nz

PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: SITE PLAN

DWG. No: 1 REVISION: A

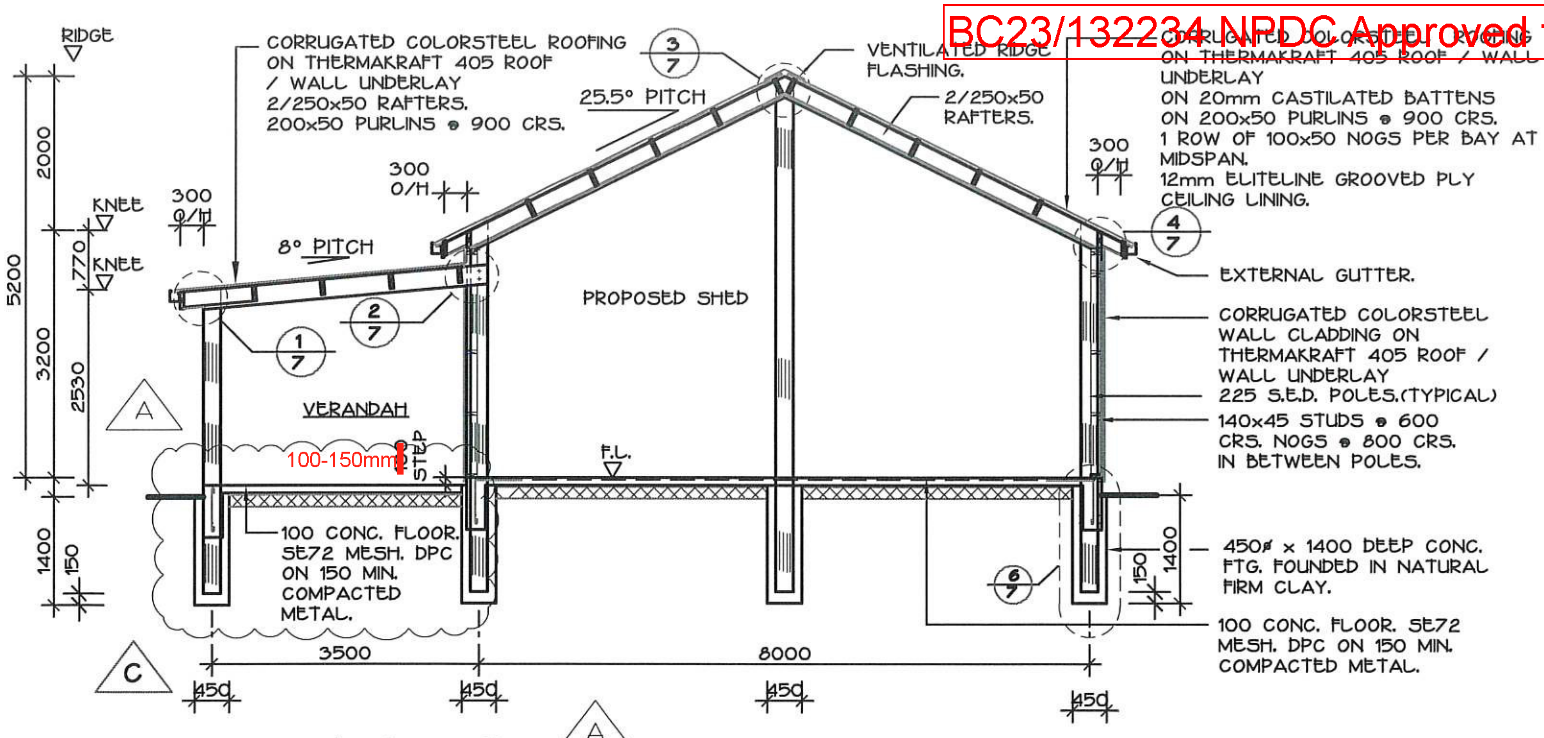
DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3 | OF: -

DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

BC23/132234 NPDC Approved for Building Consent 10/01/2024

BC23/132234-1 NPDC Approved Amendment 18/01/2024

BC23/132234-2 NPDC Approved Amendment 4/03/2024



SECTION A
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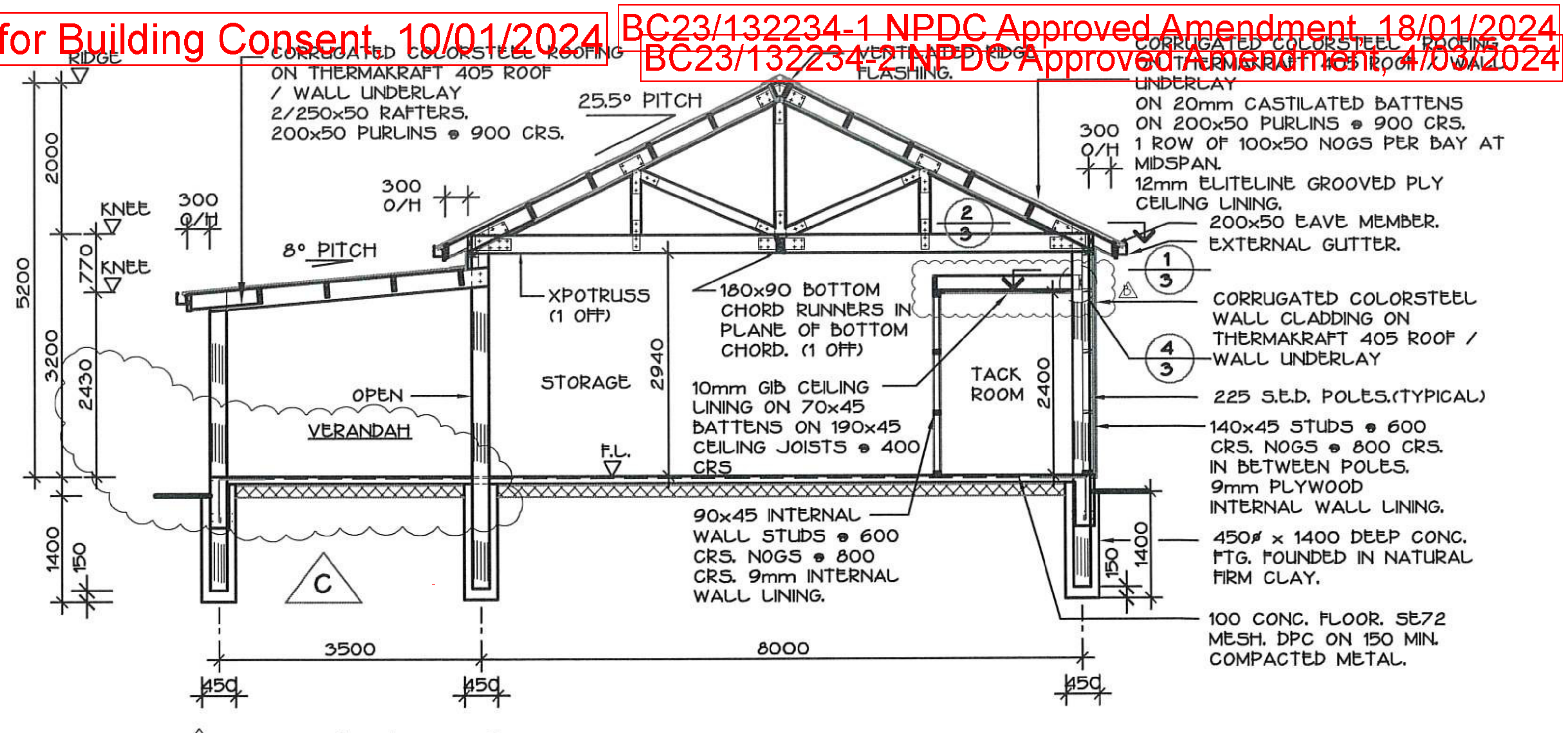

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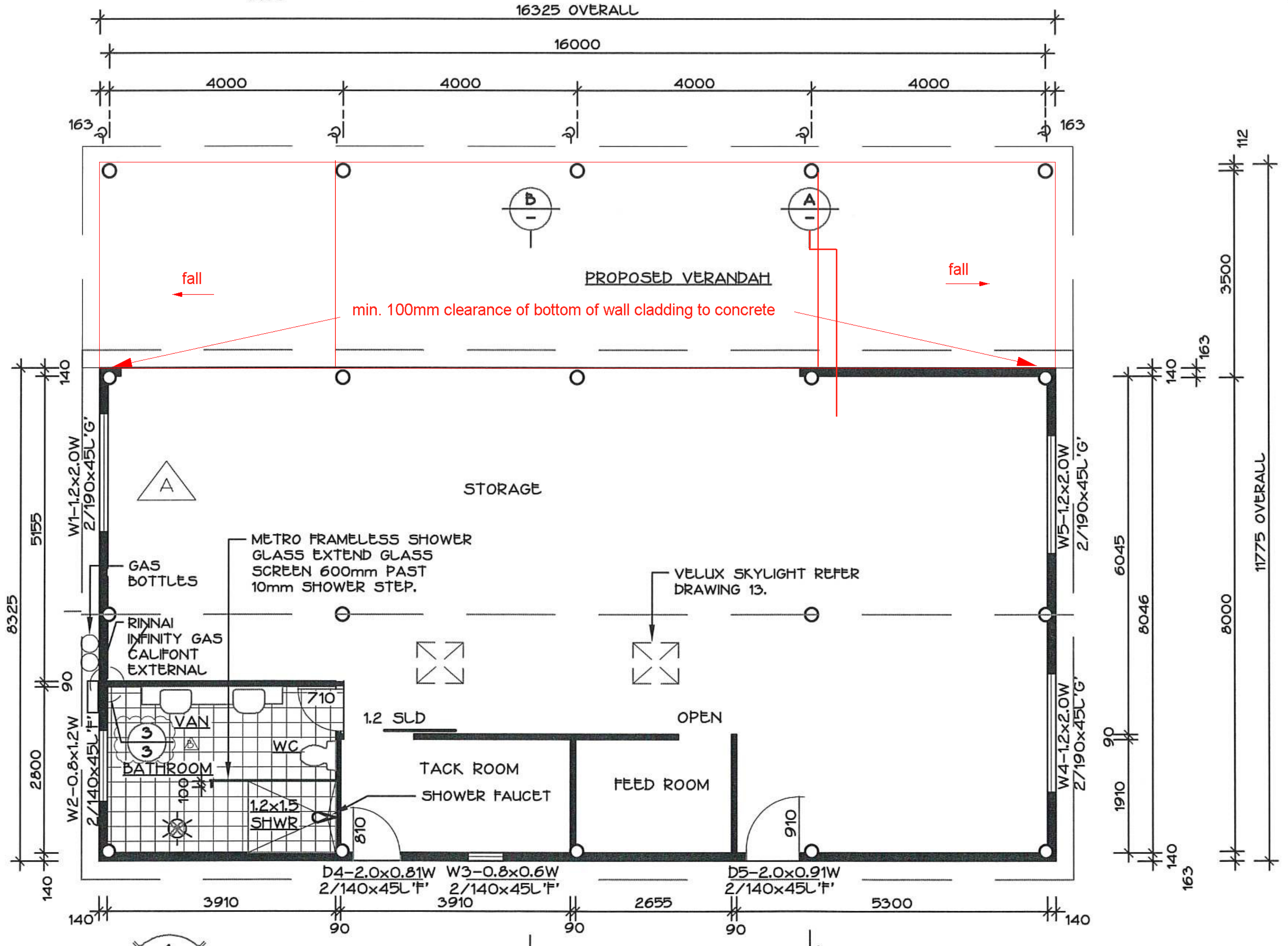


FLOOR PLAN 1:100

SHED AREA = 135.9m2

VERANDAH AREA = 56m2

TIMBER TREATMENTS

ALL TIMBER TREATMENTS AND PLACEMENT OF TIMBERS ARE TO COMPLY WITH: NZS3604, NZS3602 AND NZBC B2/AS1 AND B2/AS1.

ALL PINUS RADIATA FRAMING TIMBER SHALL BE TREATED TO:

H1.2 ALL INTERNAL TIMBER FRAMING.

H3.2 EXPOSED DECK JOISTS AND EXTERNAL FRAMING SUPPORTING DECKS. STRUCTURAL DECKING, FENCING, PERGOLAS, GAZEBOS. DECK BEARERS, JOISTS, BEAMS.
CANTILEVERED ENCLOSED BALCONIES AND PORCHES EXPOSED TO THE WEATHER.
ALL WET AREA FRAMING INCLUDING, FLOOR JOISTS AND TIMBER BASED FLOORING.

GENERAL NOTES:

- ALL CONSTRUCTION TO NZBC & APPROVED DOCUMENTS INCLUDING NZS 3604:2011
- TIMBER FRAMING SHALL BE MACHINE STRESS GRADED TIMBER GRADE SG8. GLUE LAMINATED BEAMS SHALL BE GRADE GL8 UNLESS STATED OTHERWISE.
- PROVIDE DPC TO SEPARATE ALL TIMBER FRAMING FROM CONCRETE AND MASONRY.
- CONTRACTORS & FABRICATORS SHALL CONFIRM ALL DIMENSIONS PRIOR TO COMMENCEMENT. DISCREPANCIES SHALL BE BROUGHT TO THE DESIGNERS ATTENTION.
- PROVIDE MAINS PRESSURE STORAGE WATER HEATER WITH SEISMIC RESTRAINT & TEMPERING VALVE TO NZBC G12.
- PROVIDE TOP PLATES IN ACCORDANCE WITH NZS 3604:2011 TABLE 8.16
- FLOOR COVERING TO BATHROOM TO COMPLY WITH NZBC E3.
- ALL GLAZING TO NZS 4223 CH. 2 & 3.
- POINT LOAD - PROVIDE MINIMUM 2/90x45 STUDS TO ALL POINT LOADS.
- PROVIDE MINIMUM 2/90x45 STUDS TO ALL BEAM ENDS.
- * OBSCURE GLAZING. WITH RESTRICTER STAYS
- ALL CONSTRUCTION TO COMPLY WITH NZBC E2 EXTERNAL MOISTURE.
- ALL WET AREAS SHALL BE LINED WITH GIB AQUALINE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
- CONTRACTOR SHALL MAINTAIN THE STABILITY OF THE STRUCTURE AT ALL TIMES DURING CONSTRUCTION.
- PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH N.Z.B.C. G4/AS1. SHOWER & BATH AREAS 25 L/S EXTRACT. COOK TOP EXTRACT HOODS 50L/S EXTRACT.

INTERNAL WALL STUD HEIGHTS : 2.4m

NOTE:

CA-RATED DOWNLIGHTS ARE RECOMMENDED TO ELIMINATE REQUIREMENTS FOR INSULATION CLEARANCES AROUND THE FITTING. ALTERNATIVELY 100mm INSULATION CLEARANCE SHALL BE PROVIDED.
WHERE NON - CA RATED FITTINGS ARE USED, FITTINGS MUST BE LIMITED TO ONE PER 5m OF CEILING AREA UNLESS CEILING INSULATION VALUES ARE REVISED TO COMPENSATE.

INSULATION SCHEDULE:

BUILDING ELEMENT	'R' VALUE	CONSTRUCTION
CEILING	R3.46	190mm TIMBER PURLINS @ 600 WITH 165mm PINK BATTS SKILLION ROOF R3.6

B.C. APPLICATION 20.11.2023

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

#	DATE:	REVISION:
C	15.1.24	FOUNDATION ALTERED
B	9.01.24	DETAIL REF
A	20.12.23	R/S REMOVED, HEIGHT CHANGED & BC RFI.

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road, PO Box 72 944 Papakura, Phone (09) 298 0654, Fax (09) 297 7869, Email enquiries@hde.co.nz

This drawing is to remain the property of HILL DESIGN ENGINEERING LTD. and is not to be reproduced without prior permission. Contractor to verify all dimensions on site before commencing work. Written dimensions supersede scaled dimensions.

PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: FLOOR PLAN & SECTIONS

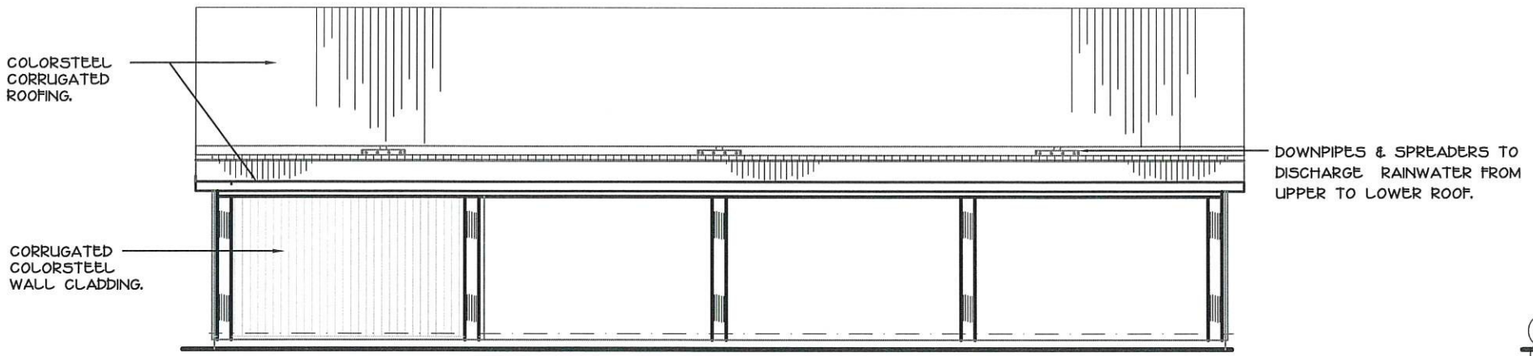
DWG. No: 2 | REVISION: C | OF: -
DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3
DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

15/01/2024 2:00:54 p.m., SHARP MX-3071 PCL6 - Fourie, H RFI REV B.dwg.

BC23/132234 NPDC Approved for Building Consent, 10/01/2024

BC23/132234-1 NPDC Approved Amendment, 18/01/2024

BC23/132234-2 NPDC Approved Amendment, 4/03/2024



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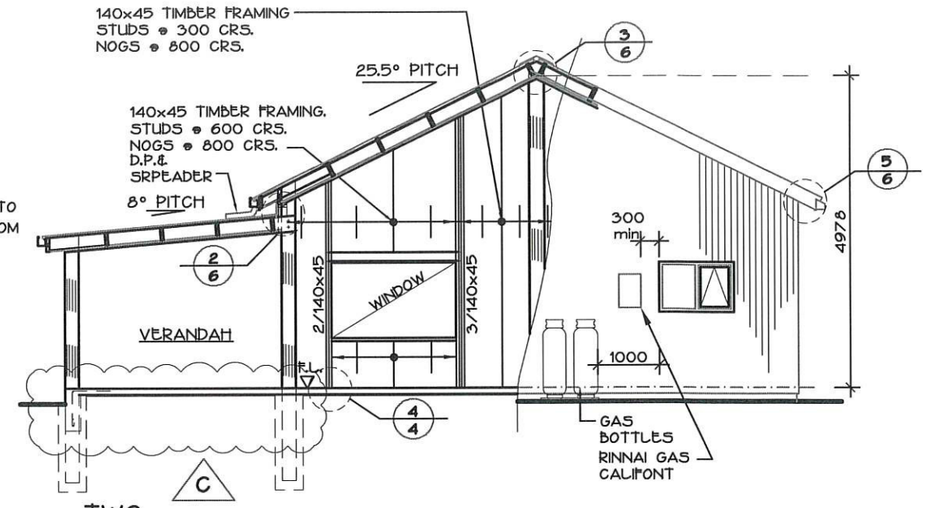

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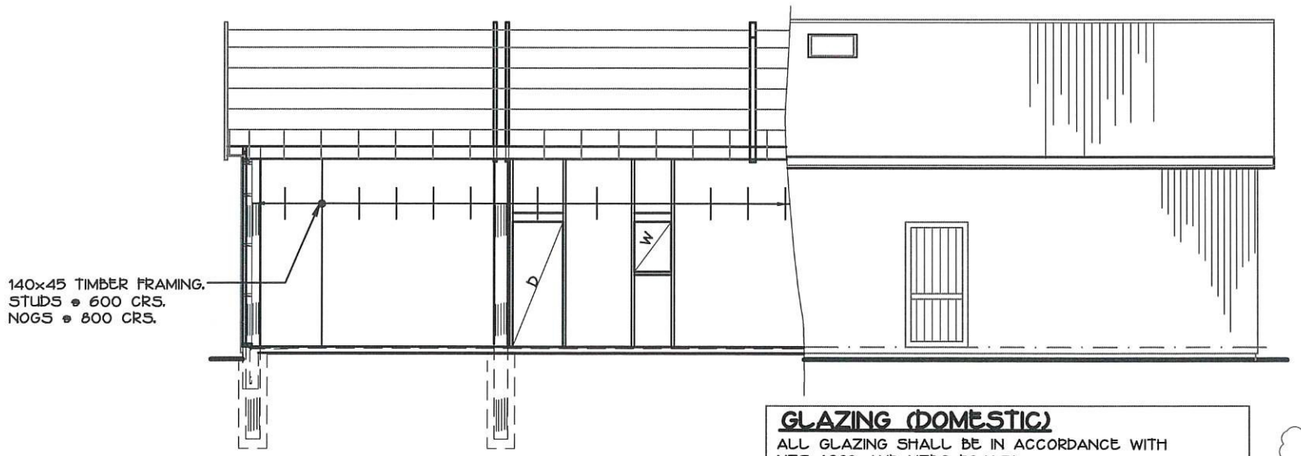
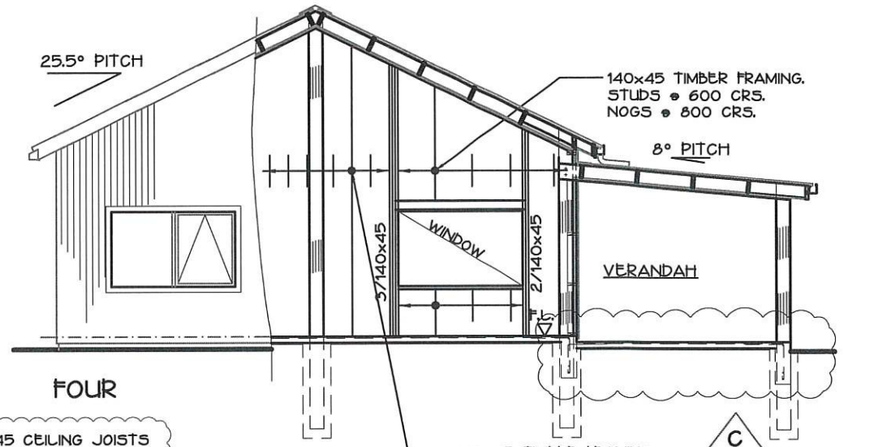


THREE

ELEVATIONS

1:100

A



FOUR

GLAZING (DOMESTIC)

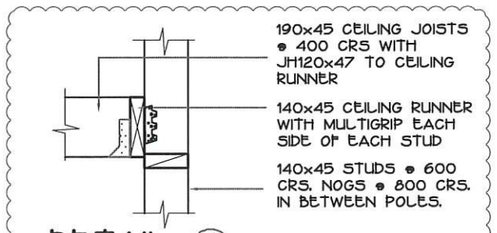
ALL GLAZING SHALL BE IN ACCORDANCE WITH NZS:4223 AND NZBC F2/AS1.

DOORS

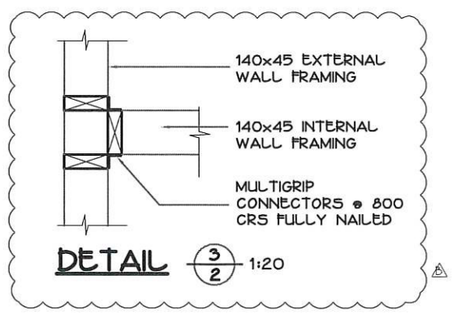
ALL DOORS WITH GLAZED PANELS GREATER THAN 0.5sqm TO HAVE SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016
ALL DOORS WITH GLAZED PANELS LESS THAN 0.5sqm TO HAVE MINIMUM OF 5mm ANNEALED GLASS OR SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016

DOORS WITH SIDE PANELS

ALL SIDE PANELS WITH GLAZED PANELS GREATER THAN 0.5sqm TO HAVE SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016



DETAIL 4/2 1:20



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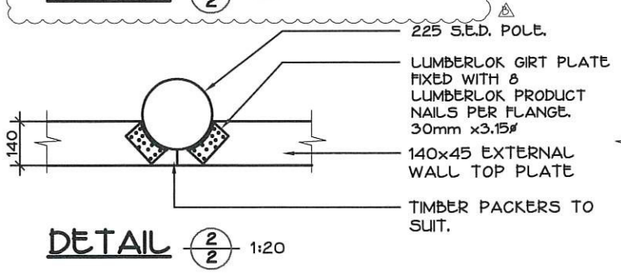

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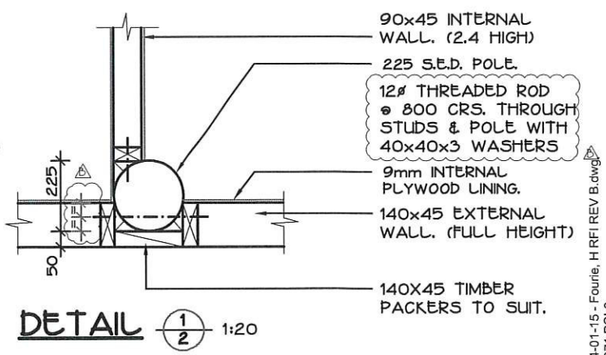

DETAIL 1/2 1:20

RISK MATRIX

	RISK FACTOR	RISK SEVERITY				SCORE
		LOW	MEDIUM	HIGH	V. HIGH	
A	WIND ZONE	0	0	1	2	1
B	NUMBER OF STOREYS	0	1	2	4	0
C	ROOF/ WALL JUNCTION	0	1	3	5	0
D	EAVES WIDTH	0	1	2	5	2
E	ENVELOPE COMPLEXITY	0	1	3	6	0
F	DECK DESIGN	0	2	4	6	0
RISK MATRIX FOR WORST CASE SCENARIO						3
VERTICAL CORRUGATED COLORSTEEL CLADDING DIRECT FIX						OK

EXTERNAL LOAD BEARING WALL STUDS: HIGH WIND ZONE SINGLE OR TOP STOREY

HEIGHT	STUDS
3.0	2/90x45 @ 600crs
3.6	140x45 @ 600crs
4.2	140x45 @ 300crs
4.8	2/140x45 @ 400crs

INTERNAL NON-LOAD BEARING WALL STUDS: HIGH WIND ZONE

HEIGHT	STUDS	
	400crs	600crs
2.4	90x35	90x45
2.7	90x35	2/90x35
3.0	90x45	2/90x355

HILL DESIGN ENGINEERING LTD.
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B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

C	15.1.24	FOUNDATION ALTERED
B	9.01.24	DETAILS
A	20.12.23	R/S REMOVED, HEIGHT CHANGED & BC RFI.
@	DATE:	REVISION:

HDE HILL DESIGN ENGINEERING LTD
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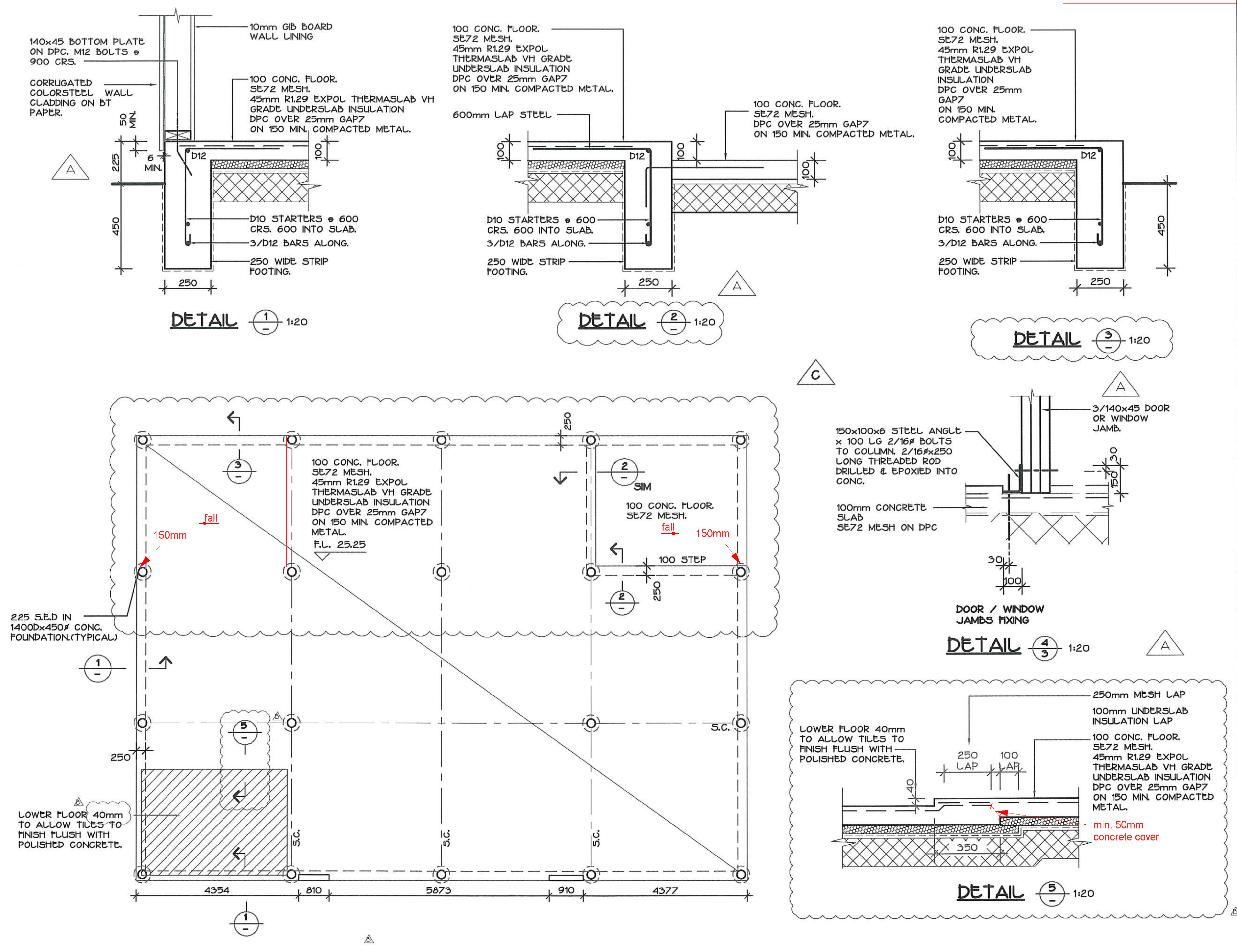
PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: ELEVATIONS

DWG. No: 3 REVISION: C

DRAWN: NG CHECKED: SCALES: AS SHOWN @ A3 OF: - DESIGNED: PH DATE: JUN. '23 JOB No: 23-4995

B.C. APPLICATION 20.11.2023



FOUNDATION PLAN

AREA = 192.2m2 1:100

S.C. - SAW CUT (30mm DEEP x 6mm WIDE)

FOUNDATION NOTES:

EXCAVATION

- ALL FOUNDATIONS TO BE EXCAVATED TO FIRM NATURAL GROUND.
- ALL HARDFILL TO BE COMPACTED IN 150mm MAX. LAYERS.

SHRINKAGE CONTROL

- 25mm DEEP SAWCUT, CUT ALTERNATIVE STRANDS OF 500E SE62 MESH AT SAWCUT LOCATIONS.

REINFORCING

- D = DEFORMED MILD STEEL. (Fy=300 MPa.)
- H = DEFORMED HIGH YIELD STEEL. (Fy=500 MPa.)
- R = PLAIN ROUND MILD STEEL.
- ALL STEEL 75mm CONC. COVER UNLESS SHOWN OTHERWISE.
- MIN. LAP LENGTHS: D12=470, D16=620.

IMPORTANT NOTES

- GRADE 500E REINFORCING MUST COMPLY WITH AS/NZS4671
- GRADE 500E IS NOT TO BE RE-BENT OR WELDED. SHOULD THE CONTRACTOR WISH TO HAVE STARTER BARS ETC. MOVED FOR ACCESS THEN SPECIAL PROVISIONS SUCH AS MECHANICAL COULER NEED TO BE USED.
- LAP ALL 500E GRADE REINFORCING 70ø & GRADE 300 40ø.

CONCRETE

- ALL WORK TO BE IN ACCORDANCE WITH NZS 3109:1997.
- GENEAL FOUNDATION 20MPa.
- FLOOR 30MPa. (TO SUIT POLISHED CONCRETE)

INSPECTION

- ALL EXCAVATED FOUNDATIONS TO BE INSPECTED & SUPERVISED BY A CHARTERED ENGINEER.
- ALL ALL OVER 500mm DEEP SHALL BE INSPECTED & CERTIFIED BY CHARTERED ENGINEER.

PLUMBING

- THE POSITIONS OF PLUMBING FIXTURES TO BE CONFIRMED BY PLUMBER PRIOR TO ANY FOUNDATION WORK COMMENCING.

BOTTOM PLATE FIXINGS

CAST IN BOTTOM PLATE FIXINGS SHALL BE M12 BOLTS BENT TO PREVENT ROTATING WITH 50x50x3 WASHERS, 150mm FROM EACH PLATE END SPACED AT 1200crs SET IN 90mm MINIMUM FOR ALL INTERIOR EXTERIORS WALLS ON CONCRETE FLOORS MAINTAINING A 50mm EDGE DISTANCE. BOLTS SHALL BE SET INTO CONCRETE MASONRY MINIMUM 120mm MAINTAINING AN EDGE DISTANCE OF 50mm.

NOTE:
CONFIRM WINDOWS / DOORS SLAB REBATES PRIOR CONSTRUCTION IN CONJUNCTION WITH THE SELECTED JOINERY SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

B.C. APPLICATION 20.11.2023

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

#	DATE:	REVISION:
C	15.1.24	FOUNDATION PLAN & DETAILS ALTERED
B	9.1.24	DETAIL 5 ADDED
A	20.12.23	R/S REMOVED BC RFI

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PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

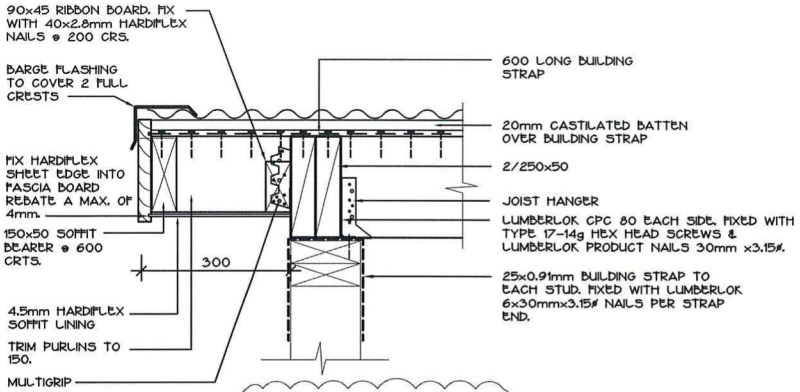
DRAWING TITLE: FOUNDATION PLAN & DETAILS

DRAWN: NG	CHECKED:	SCALES: AS SHOWN @ A3	DWG. No: 4	REVISION: C
DESIGNED: PH	DATE: JUN. '23		OF: -	JOB No: 23-4995

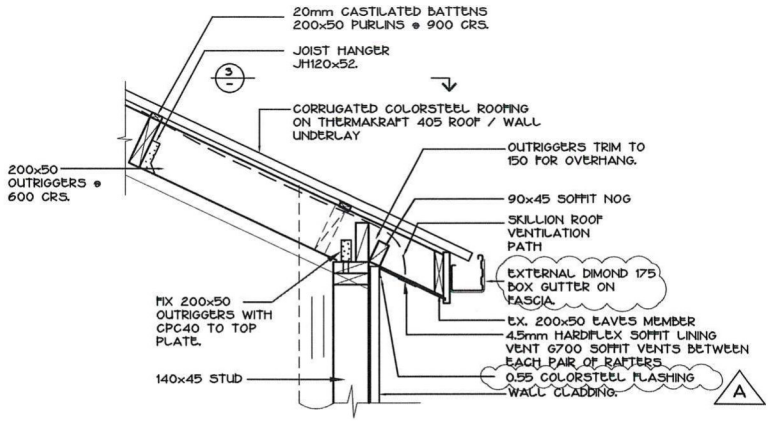
BC23/132234 NPDC Approved for Building Consent, 10/01/2024

BC23/132234-2 NPDC Approved Amendment, 4/03/2024

BC23/132234-1 NPDC Approved Amendment, 18/01/2024



DETAIL 1 1:10



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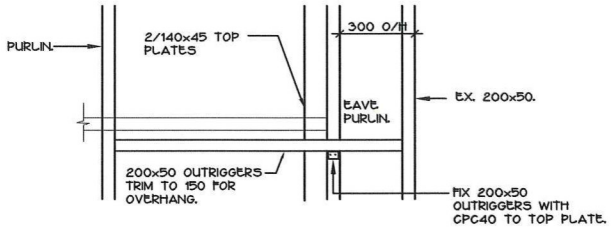

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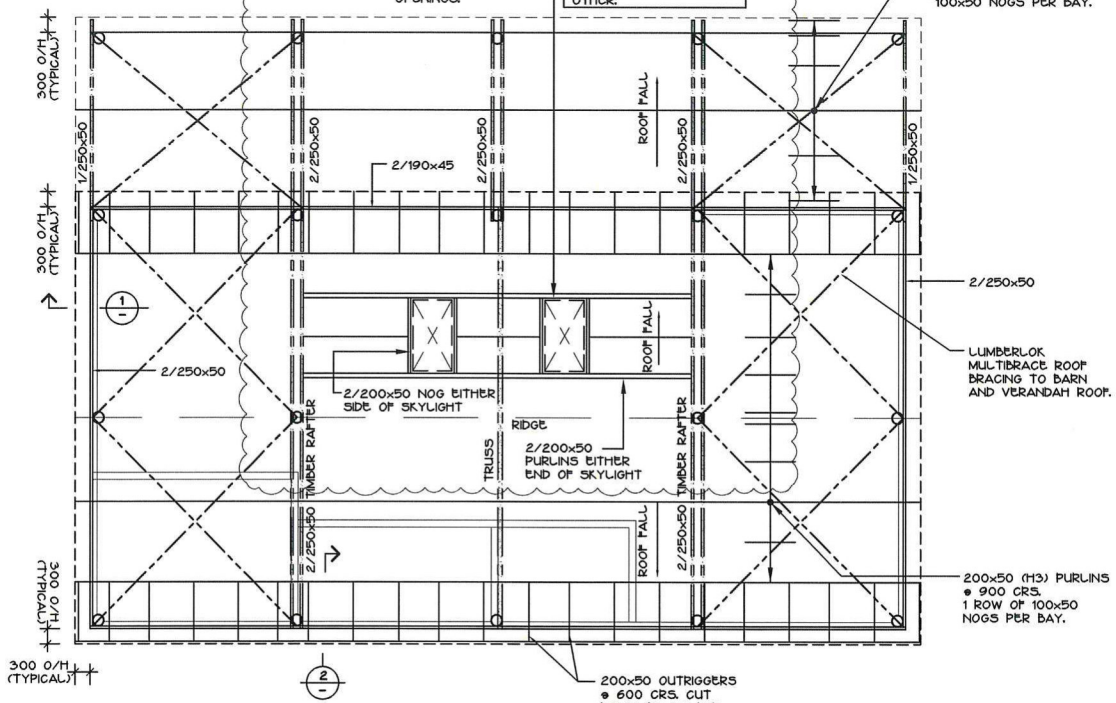

ROOF FRAMING PLAN 1:100
AREA = 209.4m2

B.C. APPLICATION 20.11.2023

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P. HILL
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C.P.ENG. No 47048

	DATE:	REVISION:
B	26.02.24	SKYLIGHTS
A	20.12.23	BC RFI

HILL DESIGN ENGINEERING LTD
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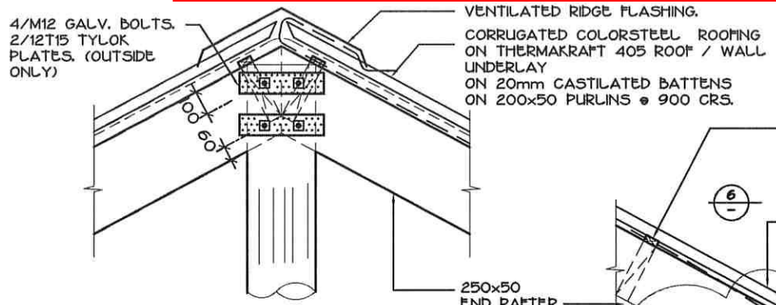
PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: ROOF FRAMING PLAN & DETAILS
DWG. No: 5 REVISION: B
DRAWN: NG CHECKED: SCALES: AS SHOWN @ A3 OF: -
DESIGNED: PH DATE: JUN. '23 JOB No: 23-4995

BC23/132234 NPDC Approved for Building Consent, 10/01/2024

BC23/132234-1 NPDC Approved Amendment, 18/01/2024

BC23/132234-2 NPDC Approved Amendment, 4/03/2024



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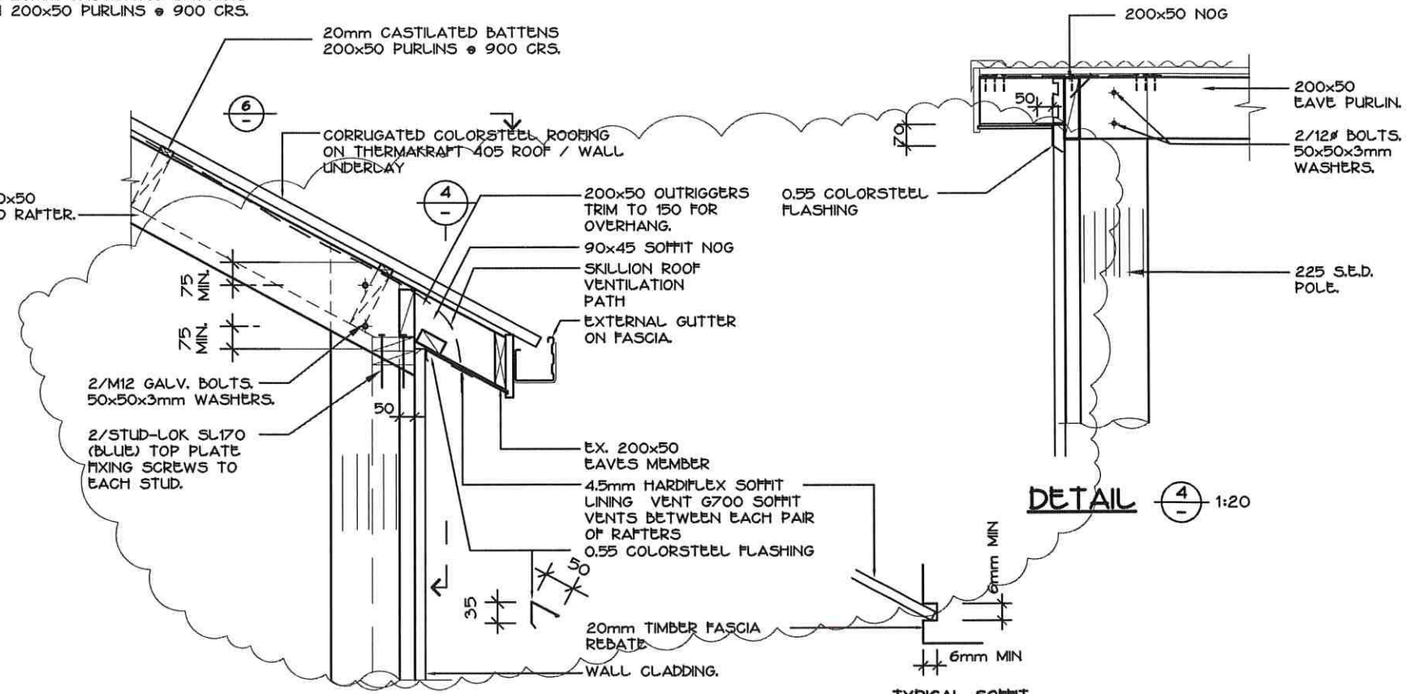
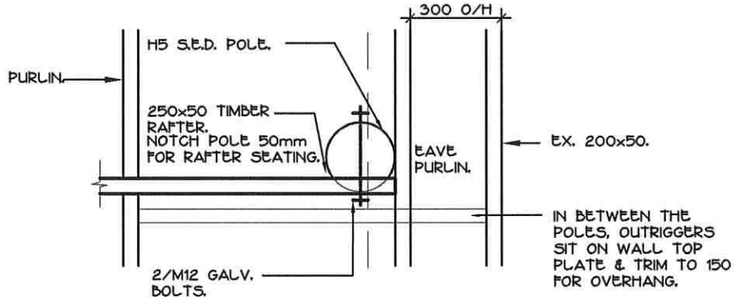


DETAIL 5/3 1:20

DETAIL 4/- 1:20

TYPICAL SOFFIT REBATE DETAILS

CEILING LEVEL PLAN 1:100



DETAIL 6 1:20

B.C. APPLICATION 20.11.2023

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#	DATE:	REVISION:
A	20.12.23	BC RFI

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PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: CEILING LEVEL PLAN & DETAILS

DWG. No: 6 REVISION: A

DRAWN: NG | CHECKED: | SCALES: A3 SHOWN @ A3 | OF: -

DESIGNED: PH | DATE: JUN, '23 | JOB No: 23-4995

P:\2023\4995 - Fourie, Heinrich\B.C. RFI 12.12.23\4995 23-12-18 - Fourie, H BC REVA NG.dwg, 21/12/2023 6:02:03 p.m., SHARP MX-3071 PCL6

DESIGN DATA

STANDARDS

AS/NZS1170 STRUCTURAL DESIGN ACTIONS.
NZS3603: TIMBER STRUCTURES STANDARD.
NZBC: CLAUSE B1/VM4 – FOUNDATIONS.

LOADS

ROOF DL G = 0.2kPa (LIGHT ROOF, NO CEILING).
LL Q = 0.25kPa.
EARTHQUAKE : ALL ZONES.
WIND W: SUITABLE FOR REGIONS A1 TO A7 (FIG 3.1)

FOUNDATIONS

THE POLE FOUNDATIONS HAVE BEEN DESIGNED FOR FIRM CLAY OR SILTY CLAY SOILS FOR :

MAXIMUM SAFE BEARING PRESSURE = 100kPa.
MINIMUM INSITU SHEAR STRENGTH su = 50kPa.

MATERIALS & WORKMANSHIP

ALL MATERIAL & WORKMANSHIP SHALL COMPLY WITH THE N.Z.B.C.

TIMBER: NZS3602 ALL TIMBER – VSG8 ROUGH SAWN.
H3: ABOVE GROUND
H5: GROUND CONTACT

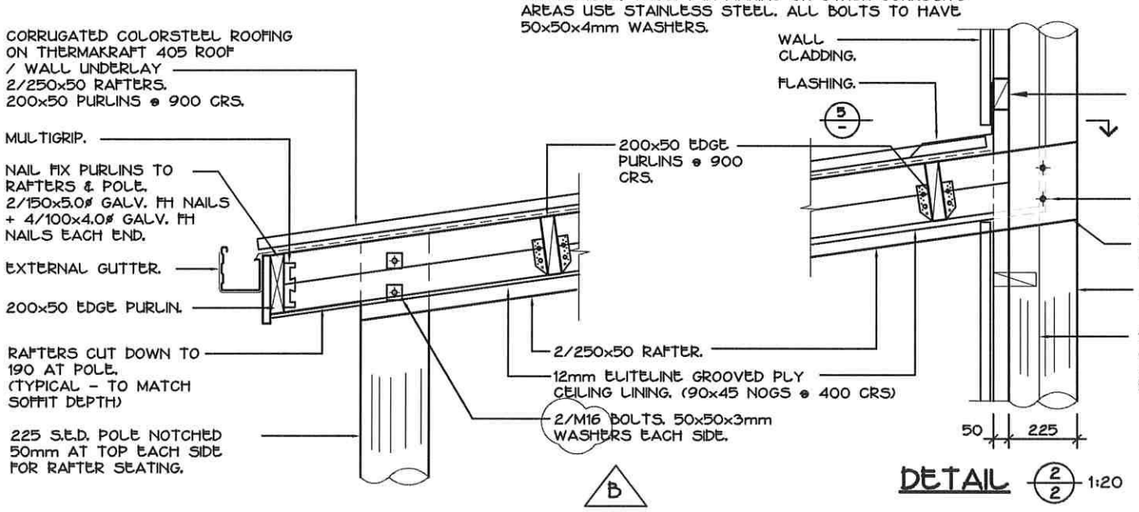
POLES: NZS3605: STANDARD GRADE, SHAVED, H5.
POLE SIZES SHOWN ARE S.E.D. & SHALL BE INSTALLED WITH S.E.D. AT TOP.

L.V.L.: AS/NZS4357: HYSPAN LAMINATED VENEER LUMBER, HIGH GRADE, H3- INTERNAL USE.

ROOFING: CORRUGATE ZINCALUME CLADDING

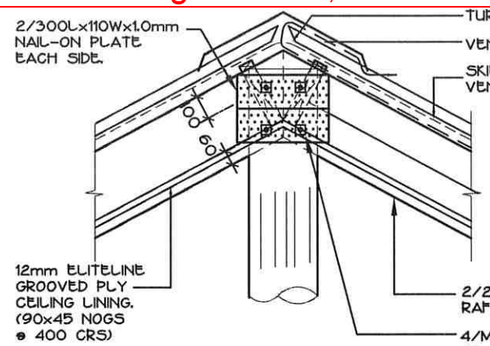
CONCRETE: NZS3109: FOUNDATIONS = 20mPa, FLOOR = 30mPa

FIXINGS: BOLTS, WASHERS, NAILS, PLATES SHALL BE HOT DIP GALVANISED, EXCEPT IN MARINE OR OTHER CORROSIVE AREAS USE STAINLESS STEEL. ALL BOLTS TO HAVE 50x50x4mm WASHERS.



DETAIL 1/2 1:20

DETAIL 2/2 1:20



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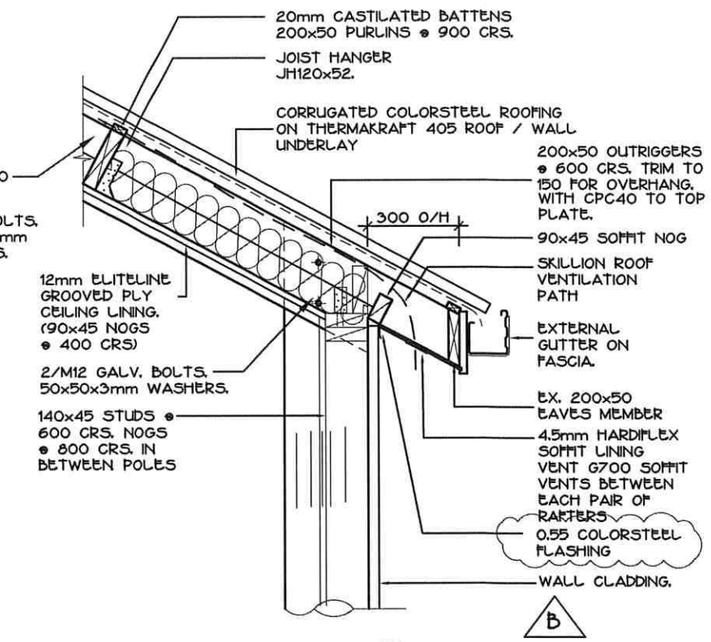

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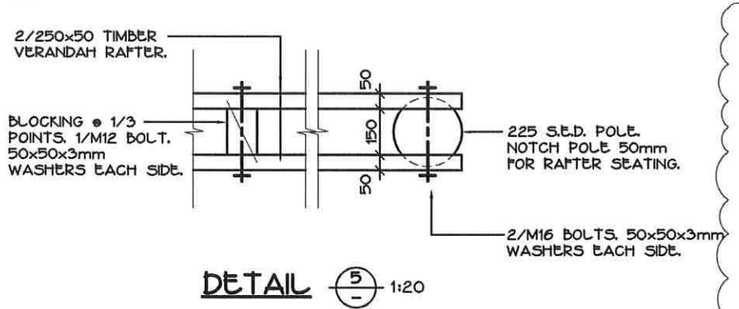

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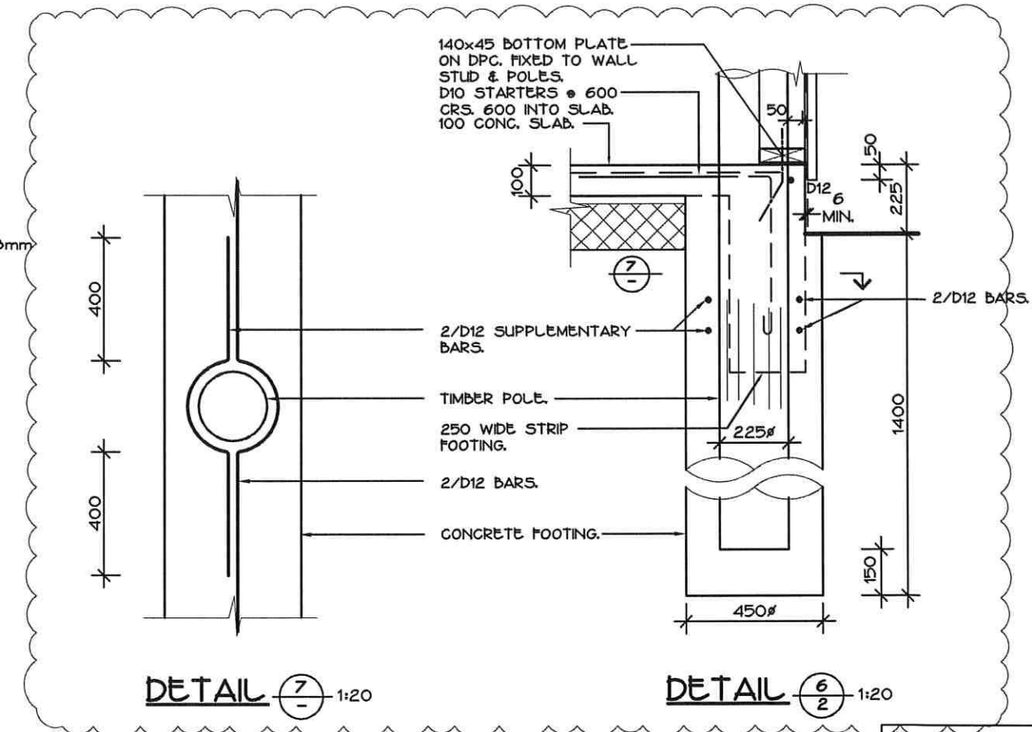

DETAIL 7/– 1:20

DETAIL 6/2 1:20

DURABILITY
ADDITIONAL CORROSION TREATMENT

MAINTENANCE, 5 YRLY LIBERAL COAT AND INSPECTION OF "CRC SOFT SEAL" OR HEAVY DUTY GREASE IN FOLLOWING EXPOSURE ZONES:

BOLTS / NUTS / WASHERS

SEA SPRAY	BOTH SHELTERED AND EXPOSED
ZONES 1 & 2	EXPOSED ONLY

NAIL PLATES AND JOIST HANGERS
ALL GALV. TO 275 g/m²

SEA SPRAY	BOTH SHELTERED AND EXPOSED
ZONES 1 & 2	BOTH SHELTERED AND EXPOSED

STRAP BRACE
TREAT THE LOWER 500mm OF BRACE ALL ZONES
NAILS
NO ADDITIONAL PROTECTION. DO NOT GREASE.

HOT WATER CYLINDER.

HOT WATER HEATER SHALL BE RESTRAINED AGAINST WALL FRAMING WITH TENSIONED 25mm x 1.0mm GALVANISED STEEL STRAPS FIXED WITH 8mm COACH SCREWS WITH 30x2mm THICK WASHERS. SUPPORT TANK 100mm FROM THE TOP AND BOTTOM AND AT MIDDLE IF OVER 200 LITRES. REFER G12/AS1, FIG 14.

PROVIDE TEMPERING VALVE TO NZBC G12.
PROVIDE THERMAL INSULATION TO HOT WATER SUPPLY WITH IN 2 METERS OF THE HWC. EXTENT INSULATION 300mm PAST THE STANDARD WATER LEVEL ON VENTED PIPES.
PROVIDE PRESSURE RELIEF VALVE TO ALL NON VENTED SYSTEMS COMPLETE WITH GRADED DRAIN TO OUT LET. ALL DRAINS FROM RELIEF VALVES SHALL BE COPPER AND SHALL DISCHARGE TO A POINT OUTSIDE THE BUILDING ENVELOPE. THE MAXIMUM LENGTH OF DRAIN TO BE 9 METERS WITH MAXIMUM OF 3/ 90° BENDS. PROVIDE 25mm AIR GAP IN SAME SPACE AS WATER HEATER WHERE DRAIN LONGER THAN 12 METERS. DRAIN TO BE EASILY VISIBLE.
ALL HOT WATER SYSTEM INSTALLATION AND INSULATION SHALL BE IN ACCORDANCE WITH NZBC H1/AS1.

HILL DESIGN ENGINEERING LTD.
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B	20.12.23	BC RM
A	11.12.23	DETAIL 7 ADDED.
#	DATE:	REVISION:

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PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: NOTES & DETAILS

DWG. No: 7 REVISION: B

DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3 | OF: –

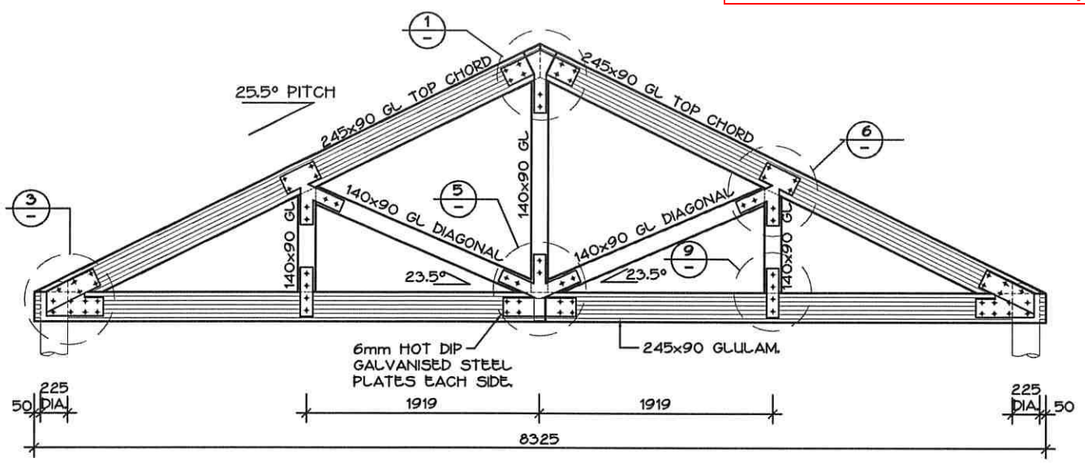
DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

B.C. APPLICATION 20.11.2023

BC23/132234 NPDC Approved for Building Consent, 10/01/2024

BC23/132234-1 NPDC Approved Amendment, 18/01/2024

BC23/132234-2 NPDC Approved Amendment, 4/03/2024



XPOTRUSS ELEVATION
1:50

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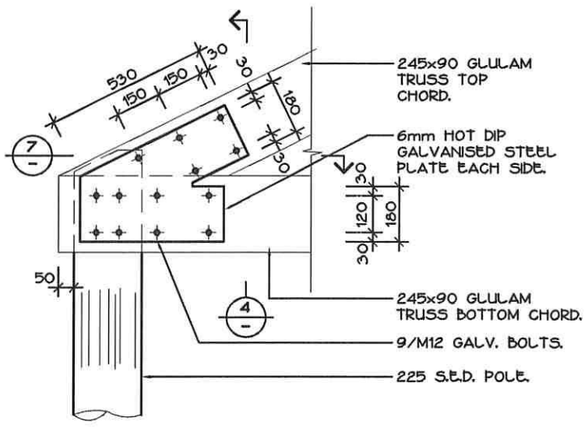

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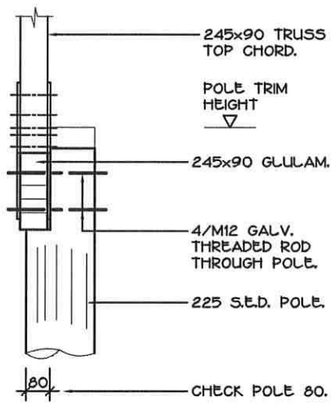

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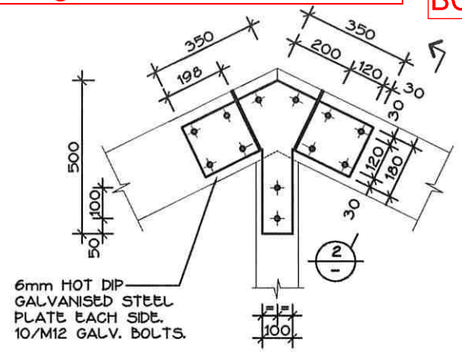

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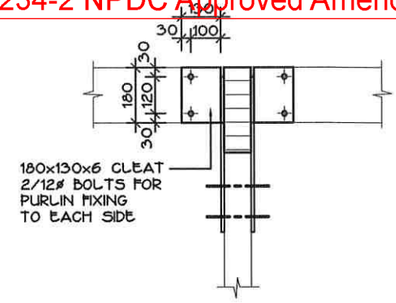
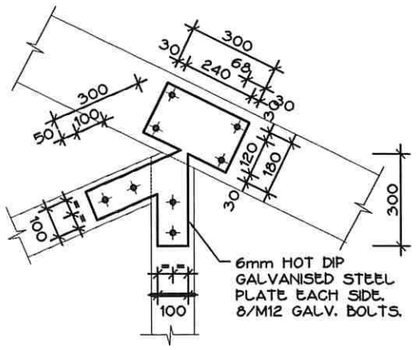


DETAIL 2



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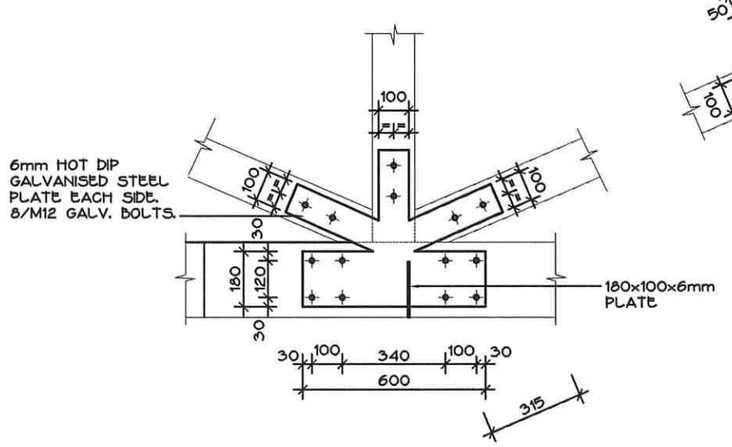

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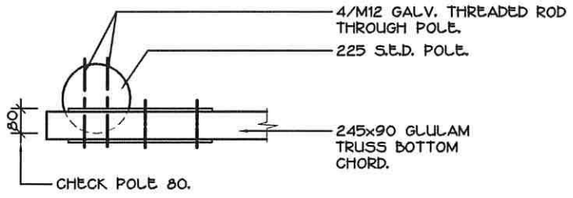
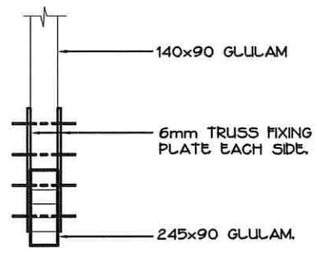


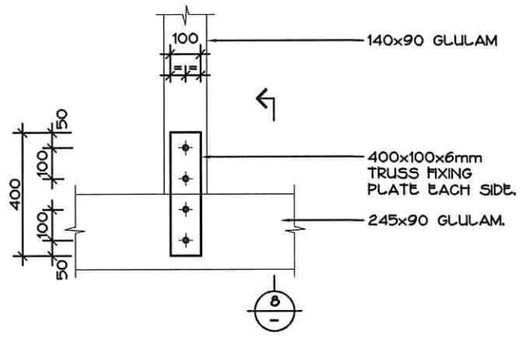
DETAIL 7 1:20

GLULAM SPECIFICATION:

1.	GRADE	GL10, RADIATA
2.	LAMINATIONS	90x35
3.	TREATMENT	H3
4.	MOISTURE CONTENT	12-18%
5.	FINISH	SANDED
6.	SEALED	YES



DETAIL 8 1:20



DETAIL 9 1:20

B.C. APPLICATION
20.11.2023

HILL DESIGN/ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

A	20.12.23	ROOF PITCH CHANGED
#	DATE:	REVISION:

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PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: TRUSS ELEVATION & DETAILS

DWG. No: 8 REVISION: A

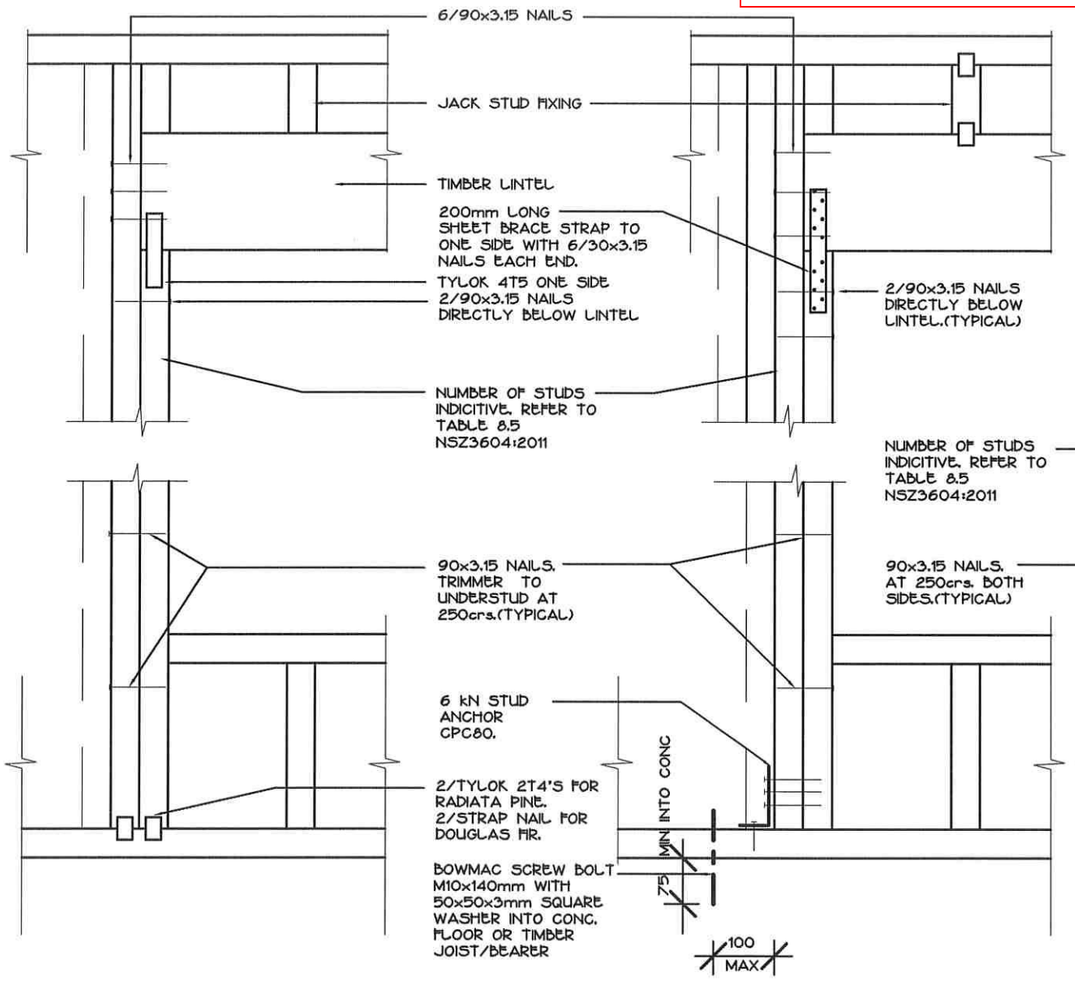
DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3 | OF: -

DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

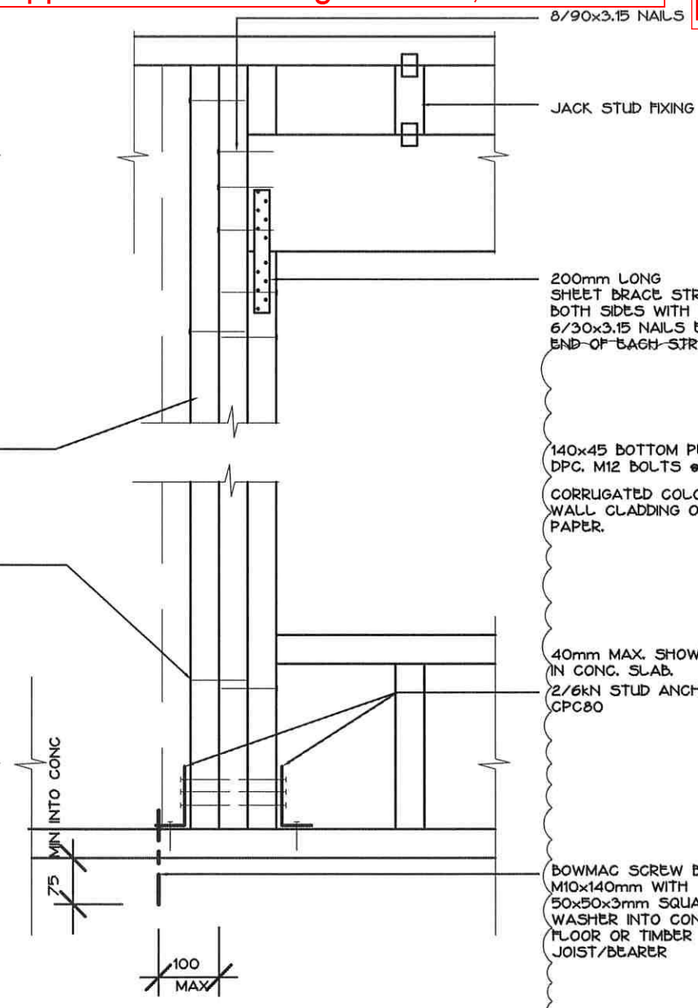
BC23/132234 NPDC Approved for Building Consent, 10/01/2024

BC23/132234-1 NPDC Approved Amendment, 18/01/2024

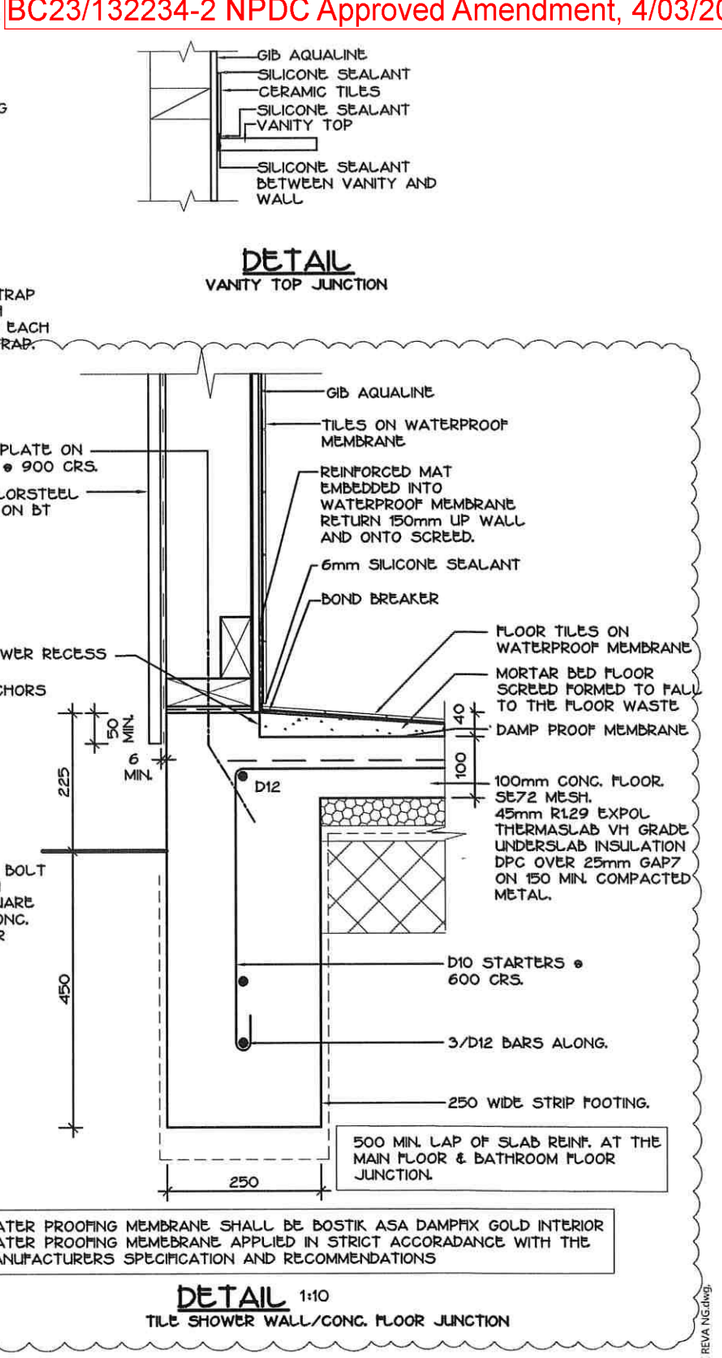
BC23/132234-2 NPDC Approved Amendment, 4/03/2024



TYPICAL DETAIL 1:10
4.0kN LINTEL TIEDOWN
LUMBERLOK FIXING TYPE 'F'



TYPICAL DETAIL 1:10
7.5kN LINTEL TIEDOWN
LUMBERLOK FIXING TYPE 'G'



TYPICAL DETAIL 1:10
13.5kN LINTEL TIEDOWN
LUMBERLOK FIXING TYPE 'H'

DETAIL 1:10
TILE SHOWER WALL/CONC. FLOOR JUNCTION

A

NOTES:

SHOWERS

- ALL SHOWERS SHALL COMPLY WITH NZBC E3/AS1.
- ALL TIMBER FLOORING, FLOOR JOISTS AND BOTTOM PLATES SHALL BE H3.1 TREATMENT.
- ALL SHOWER ENCLOSURES SHALL COMPLY WITH NZS4223.3 SECTION 8.
- WATER PROOFING MEMBRANE SHALL BE APPLIED TO THE TILED SHOWER FLOOR TO A MINIMUM OF 1500mm FROM THE SHOWER ROSE MEASURED AT FLOOR LEVEL.
- WATER PROOFING MEMBRANE SHALL BE CARRIED UP THE WALL 75mm MIN. EXCEPT WHEN WALL TILES ARE APPLIED. THE WATER PROOFING MEMBRANE SHALL BE CARRIED 300mm ABOVE THE SHOWER ROSE, 1800mm ABOVE THE FLOOR AND 1500mm IN ALL HORIZONTAL DIRECTIONS. TILED WALLS SHALL HAVE H3.1 STUDS @ 400 CRS.
- WHERE SHOWER FLOOR HAS NO UPSTAND OR WHERE THE WALL, SCREEN, DOOR OR CURTAIN IS OMITTED THE FLOOR WITHIN 1500mm RADIUS FROM THE SHOWER ROSE MEASURED AT FLOOR LEVEL OR ANY WALL WITHIN THE RADIUS SHALL HAVE A 1:50 MIN. FALL TO THE WASTE.
- CONTRACTOR SHALL ARRANGE FOR MEMBRANE INSPECTION AND PRODUCER STATEMENT.

BATH SPLASH BACKS

- WATER PROOFING MEMBRANE SHALL BE CARRIED 300mm ABOVE THE BATH LIP.

BATH, BASINS, TUBS AND SINKS, JOINTS AGAINST WALL LININGS

- WHERE BATHS, BASINS, TUBS AND SINK ABUT IMPERVIOUS LININGS THE JOINT SHALL BE SEALED TO PREVENT WATER PENETRATION. REFER NZBC E3/AS1 FIGURE 3.

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

B.C. APPLICATION
20.11.2023

#	DATE:	REVISION:
A	20.12.23	BC RFI

HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 844 Papakura
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PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: DETAILS

DWG. No: 9 REVISION: A

DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3 | OF: -

DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

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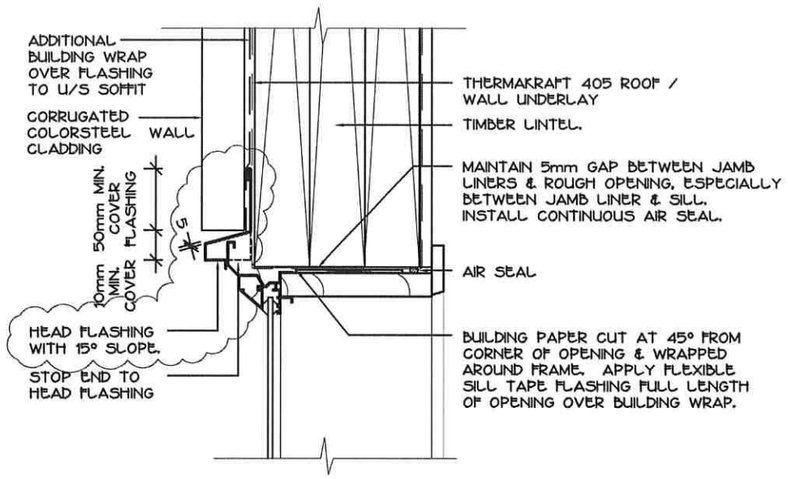
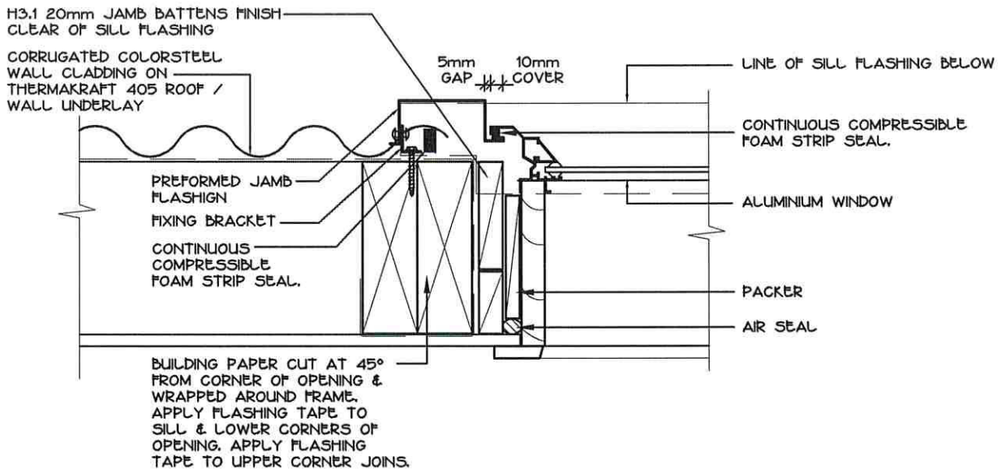
21/12/2023 6:02:47 p.m., SHARP MX-3071 PCL6

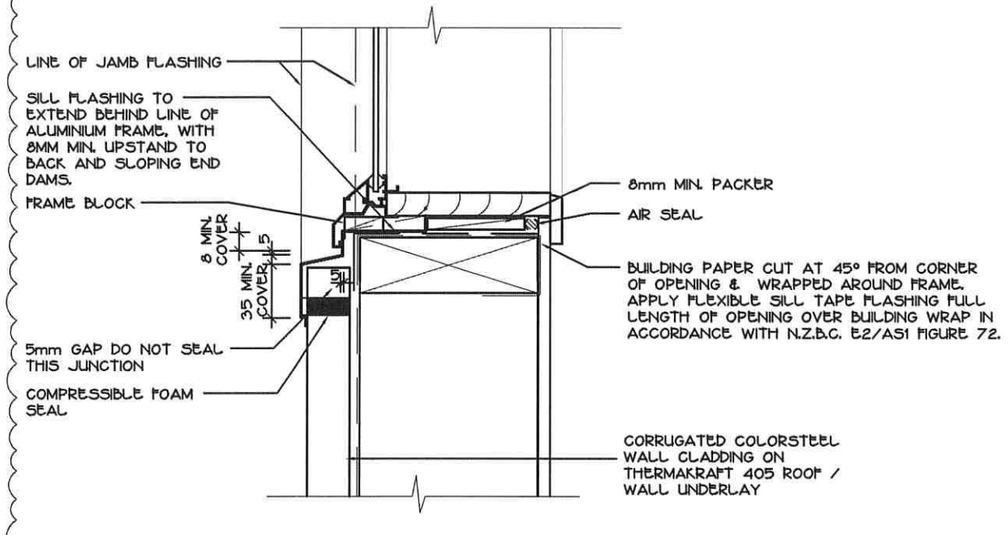


WINDOW HEAD TO COLORSTEEL CLADDING
1:5

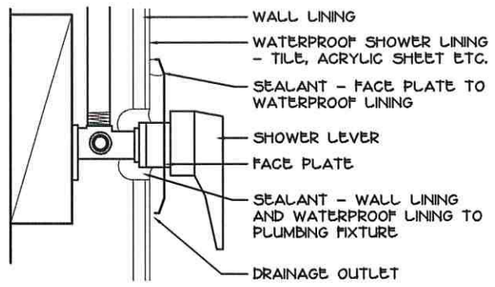
A



WINDOW JAMB TO COLORSTEEL CLADDING
1:5



WINDOW SILL TO COLORSTEEL CLADDING
1:5



SHOWER PENETRATION
1:5

B.C. APPLICATION
20.11.2023

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

A	20.12.23	BC RM
#	DATE:	REVISION:

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 944 Papakura
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PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: JOINERY WEATHERING DETAILS

DWG. No: 10 REVISION: A

DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3 | OF: -

DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

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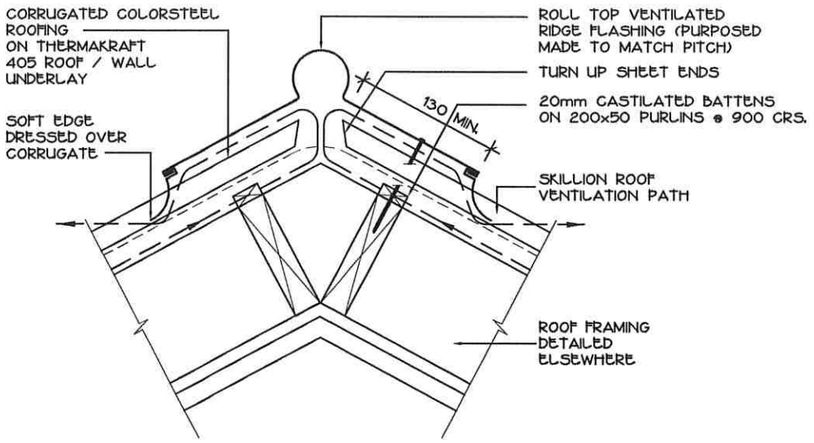
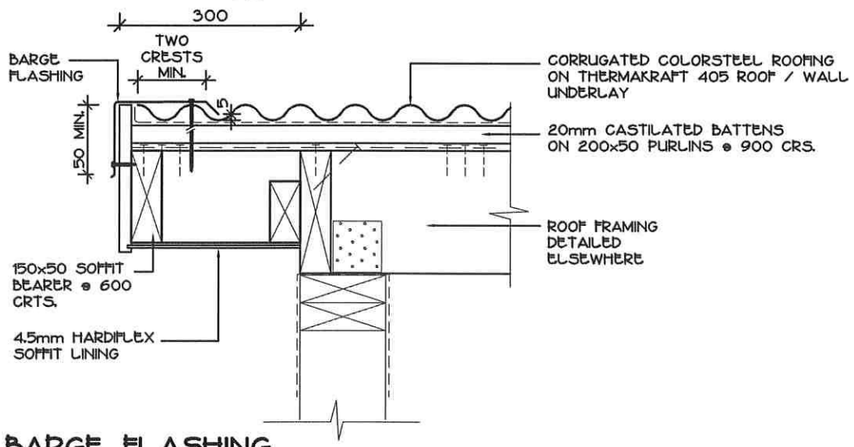
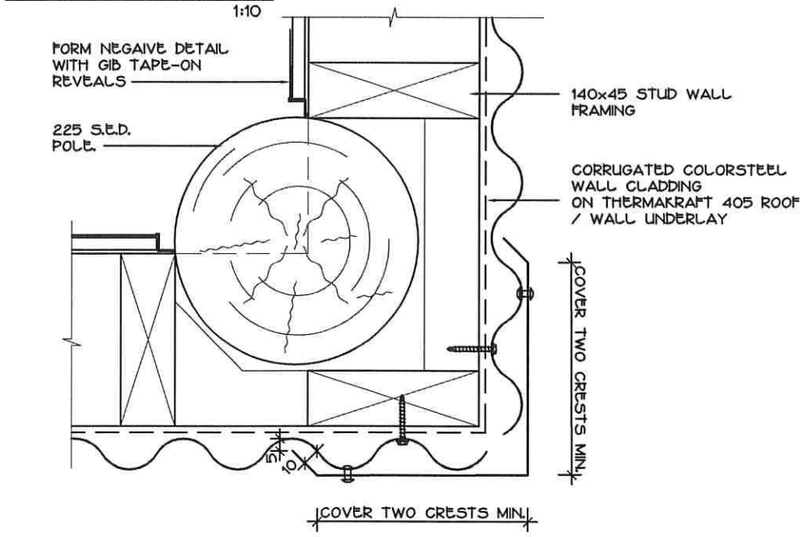


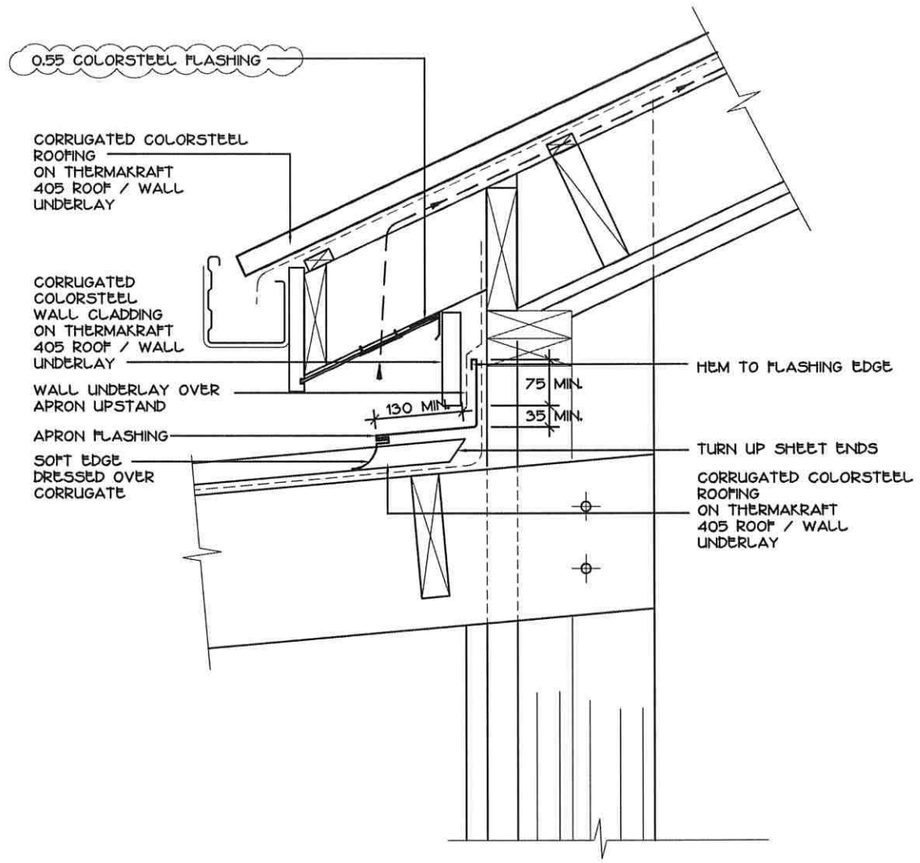
RIDGE FLASHING
1:10



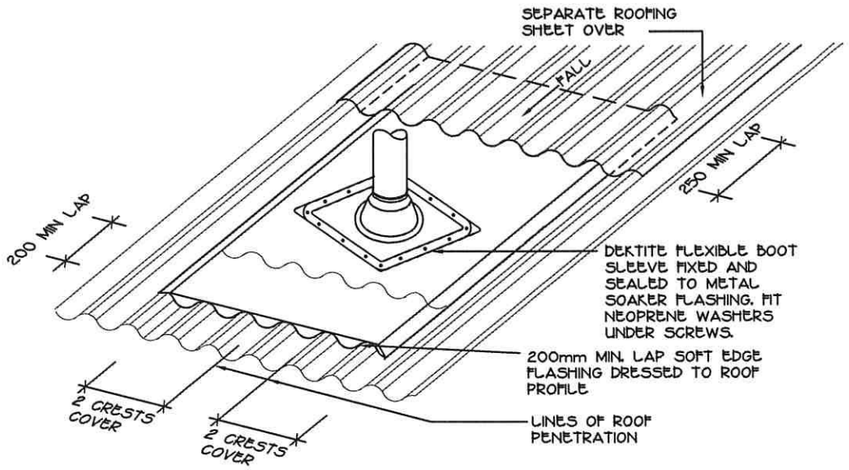
BARGE FLASHING
1:10



EXTERNAL CORNER FLASHING
1:5



VERANDAH APRON FLASHING
1:10



ROOF PENETRATION
N.T.S.

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

B.C. APPLICATION
20.11.2023

A	20.12.23	BC RM
#	DATE:	REVISION:

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
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Email enquiries@hde.co.nz

PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: CLADDING WEATHERING DETAILS

DWG. No: 11 REVISION: A

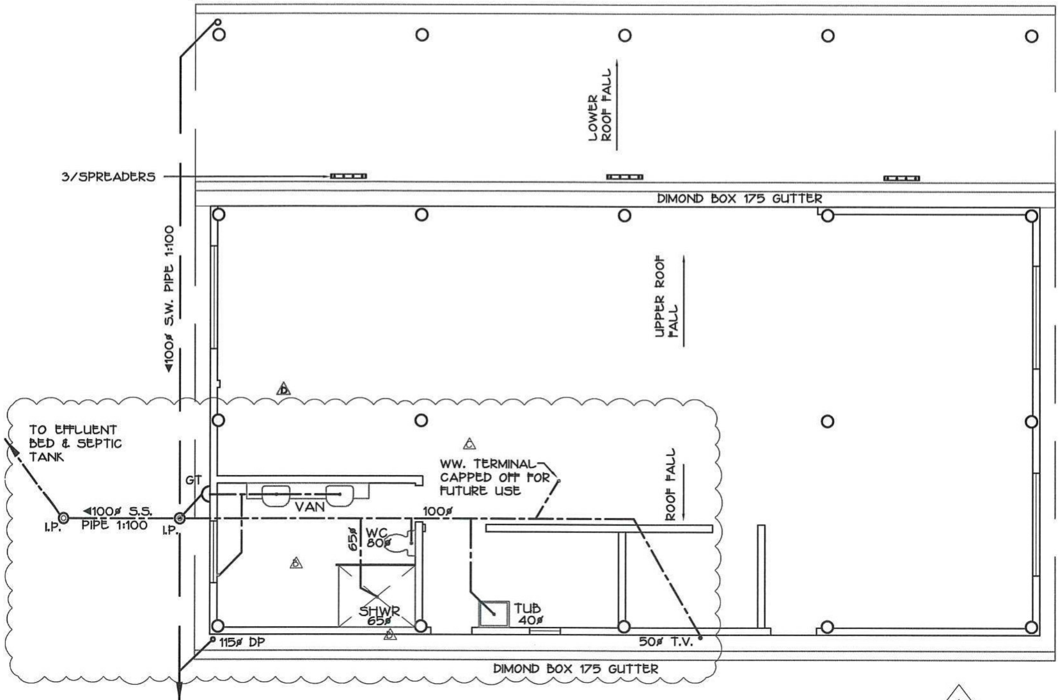
DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3 | OF: -

DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

BC23/132234 NPDC Approved for Building Consent, 10/01/2024

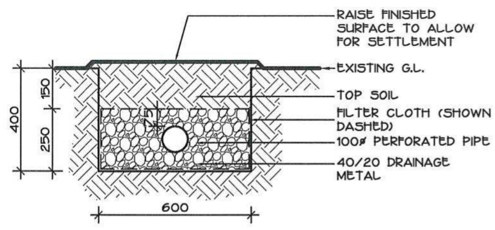
BC23/132234-2 NPDC Approved Amendment, 4/03/2024

BC23/132234-1 NPDC Approved Amendment, 18/01/2024



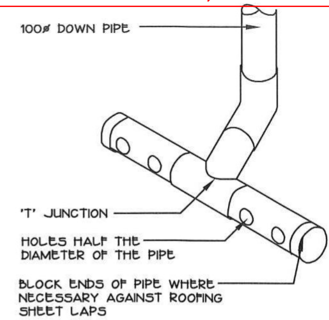
DRAINAGE PLAN 1:100

SHED AREA = 135.9m2
VERANDAH AREA = 56m2



EFFLUENT TRENCH DETAIL

1:20



SPREADER FOR ROOF DISCHARGE

MAXIMUM CATHMENT AREA = 25sqm

GAS LPG CYLINDER.

- LOCATION, DESIGN, CONSTRUCTION, COMMISSIONING AND OPERATION OF INSTALLATIONS FOR THE STORAGE AND HANDLING OF LP GAS TO AS/NZS 1596:2014
- DESIGN, INSTALLATION AND COMMISSIONING OF GAS INSTALLATIONS TO AS/NZS 5601.1:2022

- CYLINDERS SHALL BE INSTALLED ON A FIRM, LEVEL, NON-COMBUSTIBLE BASE, NOT RESTING ON SOIL. THE FLOOR OR BASE SHALL BE CONSTRUCTED SO THAT WATER CANNOT ACCUMULATE WITHIN ANY ENCLOSURE OR RECESS.
- CYLINDERS SHALL NOT BE STACKED ON TOP OF EACH OTHER.
- ANY CYLINDER SHALL BE RESTRAINED TO PREVENT FALLING.
- ANY CYLINDER LARGER THAN 25L SHALL BE RESTRAINED AGAINST SEISMIC ACTIVITY
- A CYLINDER SHALL BE INSTALLED SO THAT THE PRESSURE-RELIEF VALVE IS IN CONTACT WITH THE VAPOUR SPACE AND ANY DISCHARGE FROM THIS VALVE IS DIRECTED AWAY FROM ANY ADJACENT CYLINDERS OR COMBUSTIBLE STRUCTURES.

BACKFLOW PREVENTION DEVICES

- PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH ASNZS 3500.2.2015
- PROVIDE A 25mm MIN AIR GAP TO PREVENT BACKFLOW TO KITCHEN SINKS, WASH HAND BASINS, CISTERNS AND SHOWERS

LEGEND

— - — - —	PROPOSED PRIVATE SANITARY DRAIN
—— ——	PROPOSED PRIVATE STORM WATER DRAIN
I.P.	INSPECTION POINT
T.V.	TERMINAL VENT
G.T.	GULLY TRAP
O.R.G.	OVER FLOW RELIEF GULLY.
D.P.	DOWN PIPE

EXPANSION JOINTS TO UPVC GRADE PIPE

SHALL BE INSTALLED IN ACCORDANCE WITH BRANZ PLUMBING & DRAINAGE GUIDE.

MINIMUM SPACING OF 4.0m

- EACH BRANCH ENTRY TO A VERTICAL STACK (EXCEPT A BRANCH OF LESS THAN 2.0m WITH PROVISION FOR MOVEMENT WILL NOT REQUIRE AN EXPANSION JOINT).

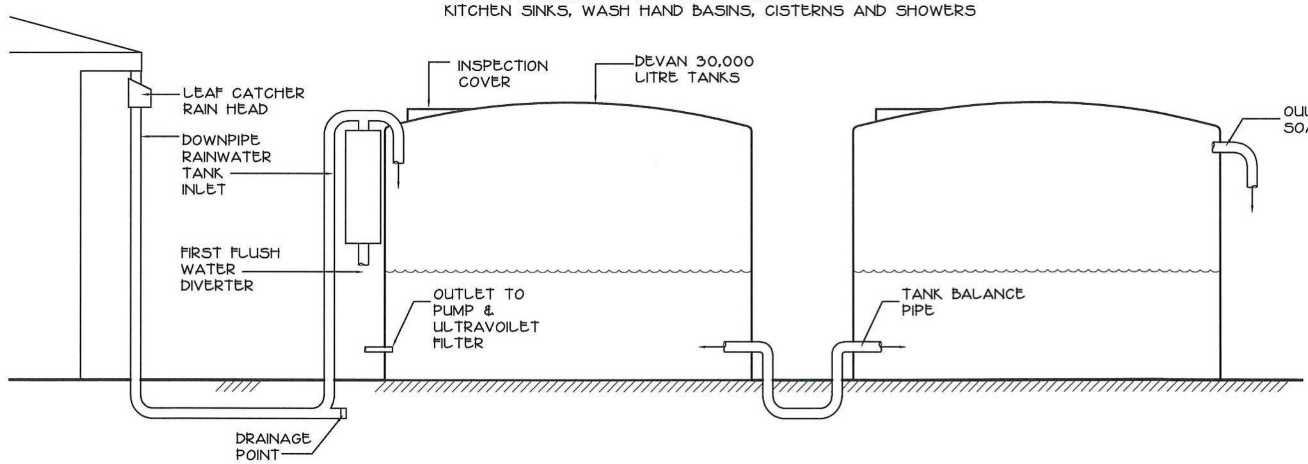
THE FIRST FITTING DOWNSTREAM OF EACH BEND.

- THE FIRST FITTING DOWNSTREAM OF A JUNCTION INTO THE GRADED PIPE (EXCEPT THAT WHERE TWO EXPANSION JOINTS ARE PROVIDED WITHIN 1.0m OF ANY JUNCTION BETWEEN WILL NOT REQUIRE AN EXPANSION JOINT).

SANITARY PLUMBING.

ALL SANITARY PLUMBING TO AS3500.2 2015.

MINIMUM SIZE OF PIPE (mm)		GRADIENT (MIN)
WHB, SHWR, BATH	65ø	1:40 (2.5%)
W.C.	80ø	1:60 (1.7%)



RAIN WATER STORAGE TANK

1:50

B.C. APPLICATION 20.11.2023

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

ø	DATE:	REVISION:
D	26.02.24	PLUMBING UPDATE
C	25.01.24	WW. PIPES UPDATE
B	9.01.24	NOTES
A	20.12.23	BC RFI

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road PO Box 72 944 Papakura Phone (09) 298 0654 Fax (09) 297 7889 Email enquiries@hde.co.nz

PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

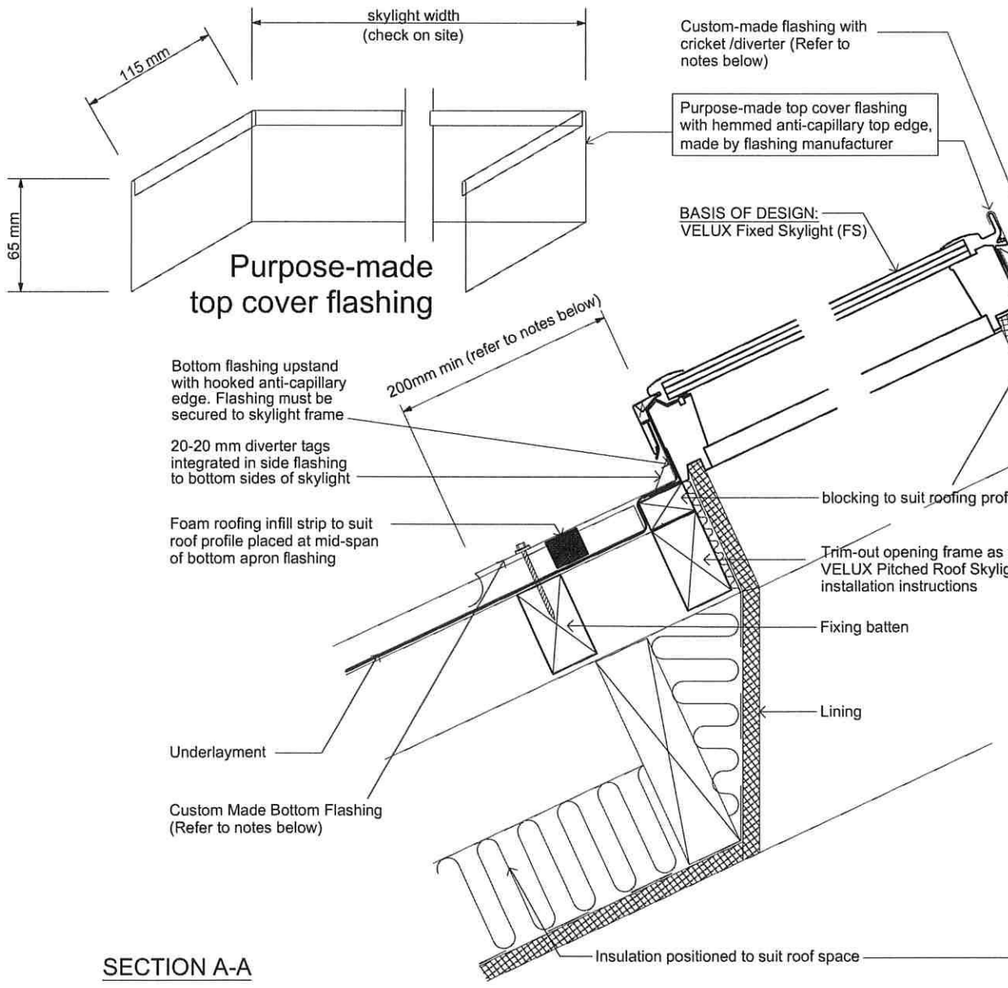
DRAWING TITLE: DRAINAGE PLAN

DWG. No: 12 REVISION: D

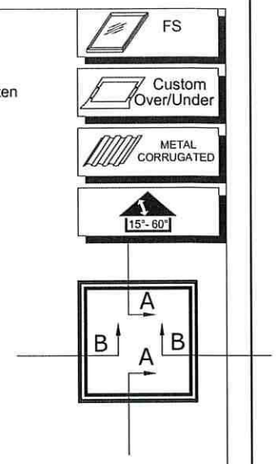
DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3 | OF: -

DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

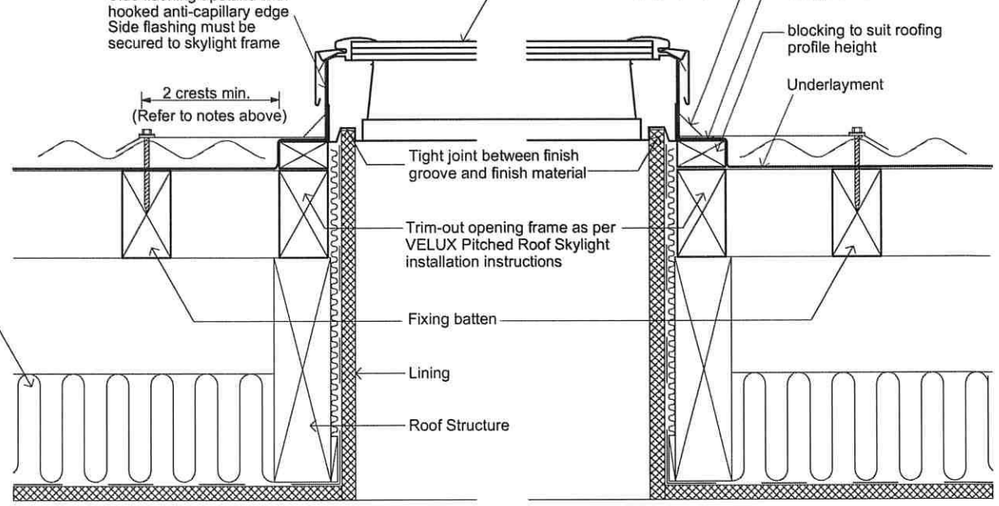
THIS DETAIL APPLIES TO METAL CORRUGATE ROOF PROFILES WITH ROOFPITCHES BETWEEN 15 AND 60 DEGREES.



SECTION A-A



ELEVATION



SECTION B-B

BRANZ APPRAISED CUSTOM OVER - UNDER FLASHING

This detail applies to all metal profile roofs with roofpitches between 15 and 60 degrees.

No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Metal Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

For roofs with roof pitches less than 15 degrees, the VELUX Skylight must be installed to a min.15 degrees.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.

Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

VELUX NEW ZEALAND LTD.
Sky-Product Management
0800 650 445

	Name	Date
Drawn by		Mar 19
Checked by		Mar 19
Drawing No.		

VELUX FS Fixed skylight with custom-made over-under Flashing for Corrugated Metal Roofs 15-60 degrees

B.C. APPLICATION
20.11.2023

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

#	DATE:	REVISION:

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 844 Papakura
Phone (09) 298 0654
Fax (09) 297 7889
Email enquiries@hde.co.nz

PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: VELUX DETAILS

DWG. No: 13 REVISION: -

DRAWN: NG | CHECKED: | SCALES: AS SHOWN @ A3 | OF: - | DESIGNED: PH | DATE: JUN. '23 | JOB No: 23-4995

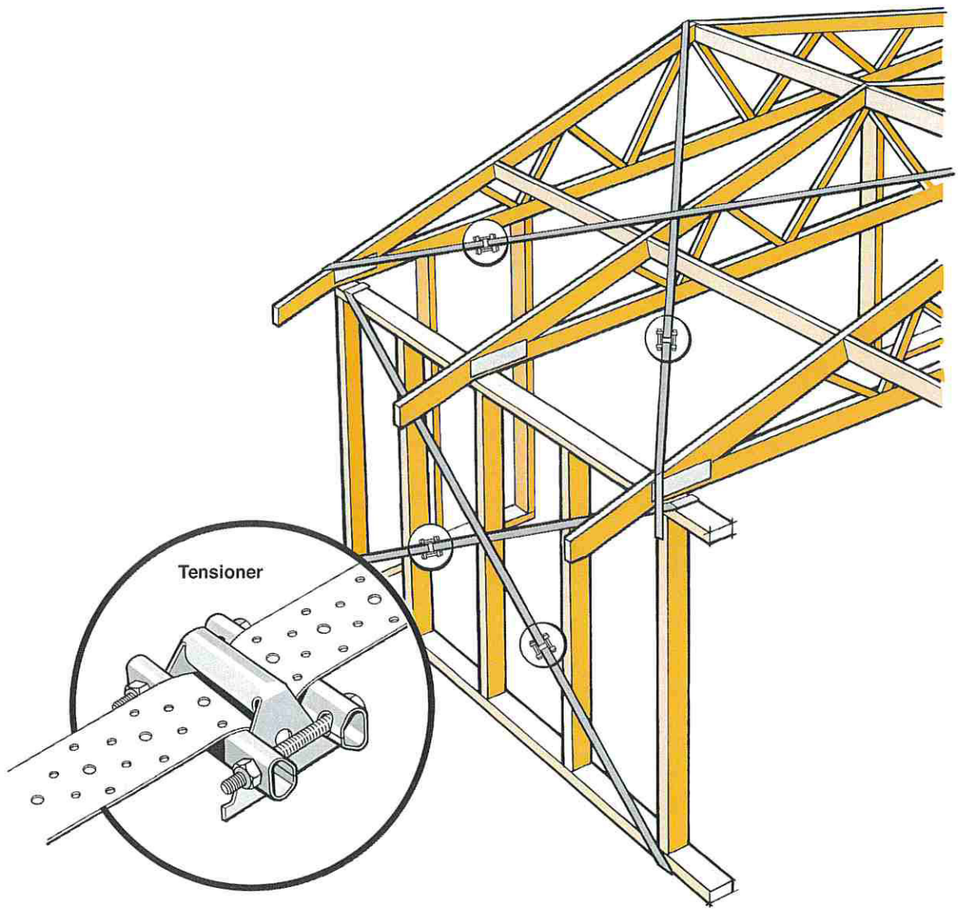
MiTek® LUMBERLOK®

2023 EDITION V1

MULTI-BRACE

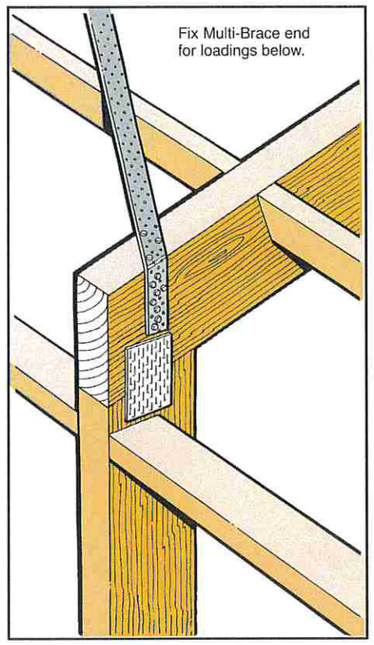
- Commercial and Industrial Roof/Wall Bracing
- Economically comparable to Steel Rod or Timber Bracing systems
- Quick and easy to install

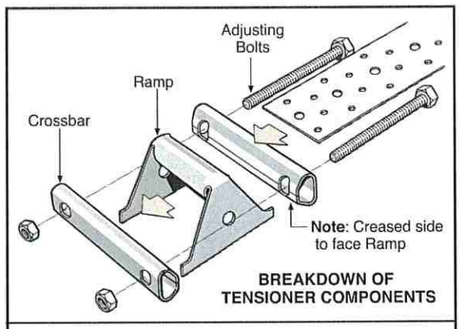
USE STAINLESS STEEL OPTION IN EXTERIOR SITUATIONS



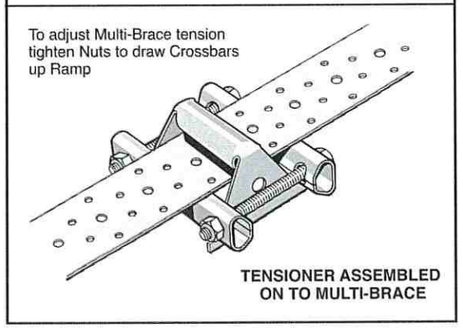
Available from leading Builders Supply Merchants throughout New Zealand

MiTek® LUMBERLOK®



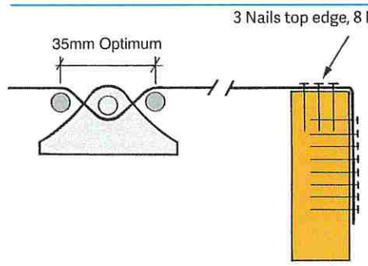


BREAKDOWN OF TENSIONER COMPONENTS



TENSIONER ASSEMBLED ON TO MULTI-BRACE

Loadings



0.91mm x 53mm G300 Z275 GALVANISED STEEL
0.9mm x 53mm STAINLESS STEEL 304-2B

Tension	Multi-Brace Only	Multi-Brace With Tensioner*
Characteristic Load	14.8kN	14.8kN
Elongation 0.2mm/m/kN including nail slip		
End nail fixing - 11 x LUMBERLOK Product Nails 30mm x 3.15 dia. if Multi-Brace is folded over timber face. Otherwise use 15 Product Nails.		

Tensioner Use tensioner to ensure Multi-Brace is taut prior to roof fixing.
*Note: Not available in Stainless Steel so tension must be provided during installation phase.

Availability Multi-Brace is available in 10m, 15m and 30m coil lengths which may be ordered through your local LUMBERLOK merchant.

B.C. APPLICATION 20.11.2023

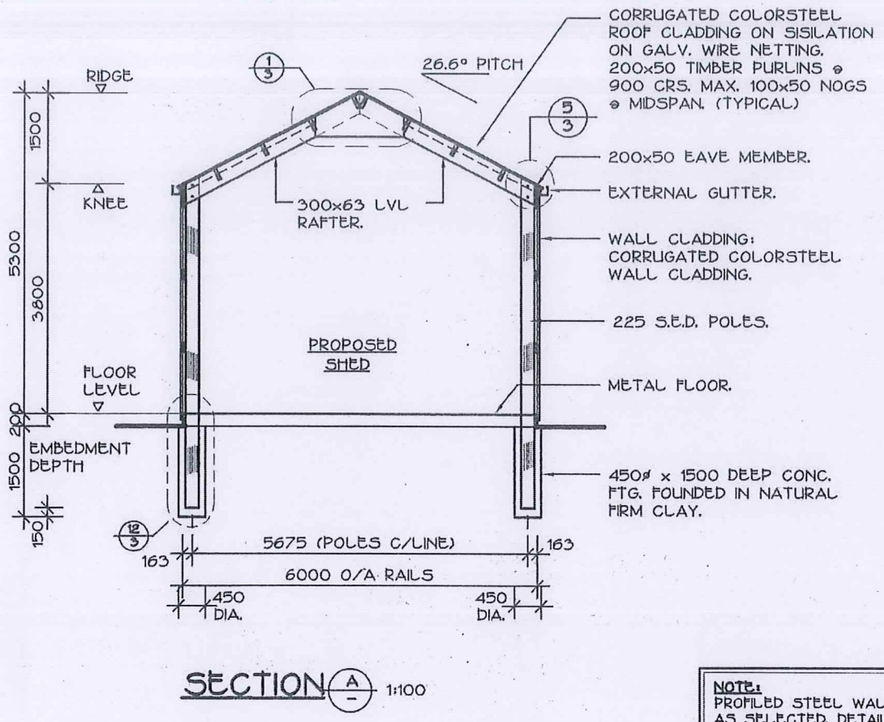
HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

#	DATE:	REVISION:
A	20.12.23	BC RM

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road, PO Box 72 944 Papakura, Phone (09) 298 0654, Fax (09) 297 7559, Email enquiries@hde.co.nz

PROJECT: PROPOSED SHED at 263 WELD ROAD LOWER TATARAIMAKA, NEW PLYMOUTH for H. & S. FOURIE

DRAWING TITLE: MULTI BRACE FIXING DETAILS
DWG. No: 14 REVISION: A
DRAWN: NG
CHECKED:
SCALES: AS SHOWN @ A3
OF: -
DESIGNED: PH
DATE: JUN. '23
JOB No: 23-4995



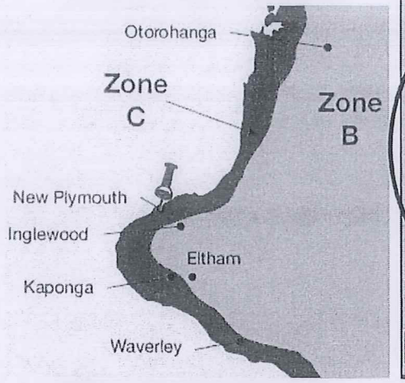
SECTION A 1:100

MEMBER SELECTION

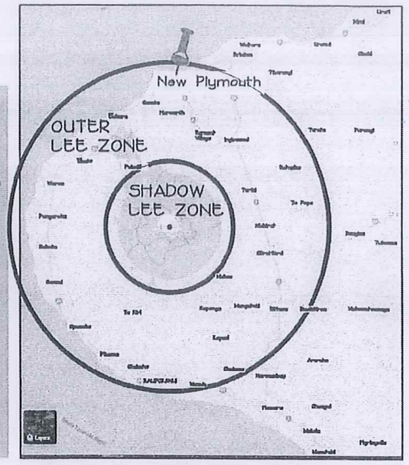
PURLINS	200x50 TIMBER @ 900 CRS.
INTERNAL RAFTERS	300x63 hySPAN
END RAFTERS	300x50 TIMBER
POLE SIZE	225 S.E.D.
POLE EMBEDMENT	1500D x 450ø
INTERMEDIATE COLUMN SIZE	150x100 TIMBER SIDE WALLS 200x100 TIMBER END WALLS
COLUMN EMBEDMENT DEPTH	600 (300ø)
GIRTS	150x50 TIMBER @ 1200 CRS. ON EDGE

NOTE:
PROFILED STEEL WALL CLADDING AS SELECTED. DETAILS MAY NOT MATCH PROFILE SELECTION.

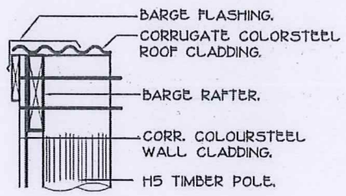
APPROX. SITE LOCATION



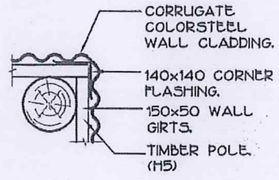
MAP PER NZS 3604-2011 FIGURE 4.2



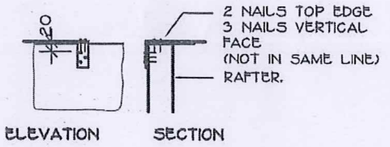
GOOGLE MAPS LOCATION



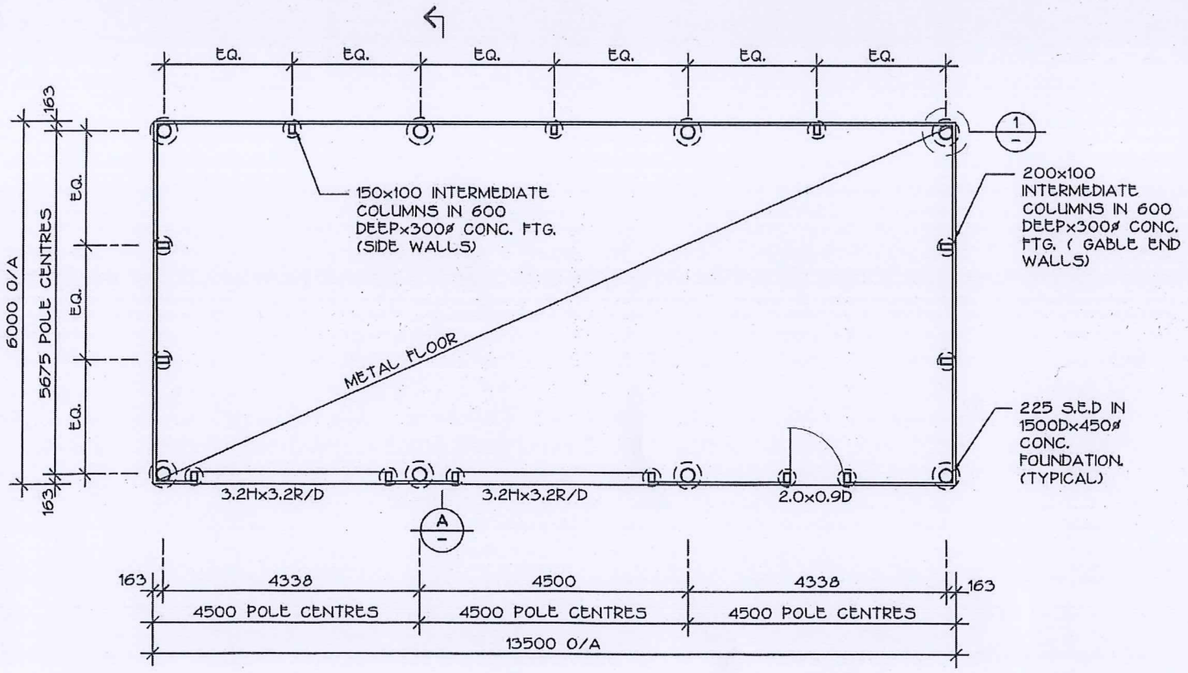
BARGE DETAIL 1:20

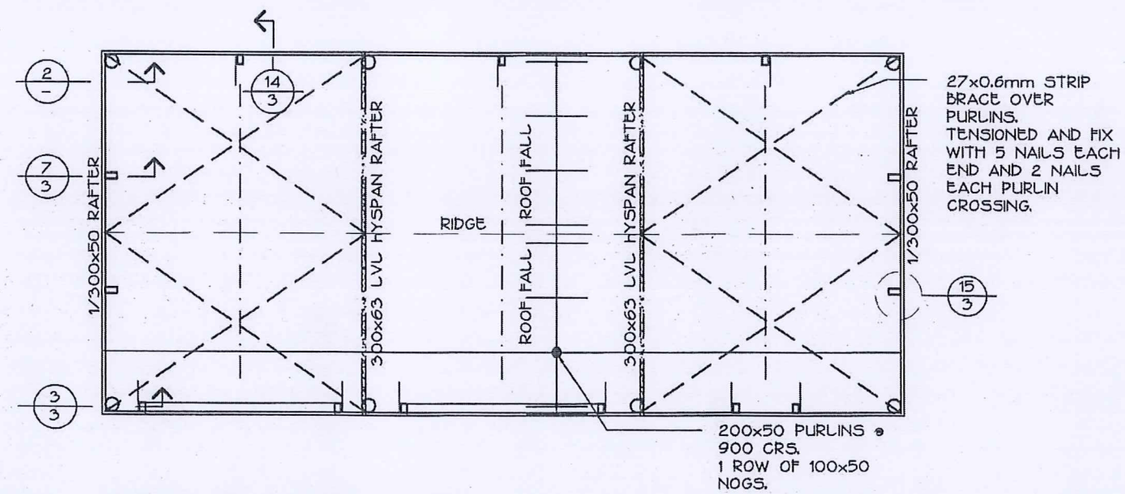


DETAIL 1 1:25



DETAIL 2 1:25
STRIP BRACE FIXING





ROOF FRAMING PLAN
1:100

FLOOR / FOUNDATION PLAN
1:100

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

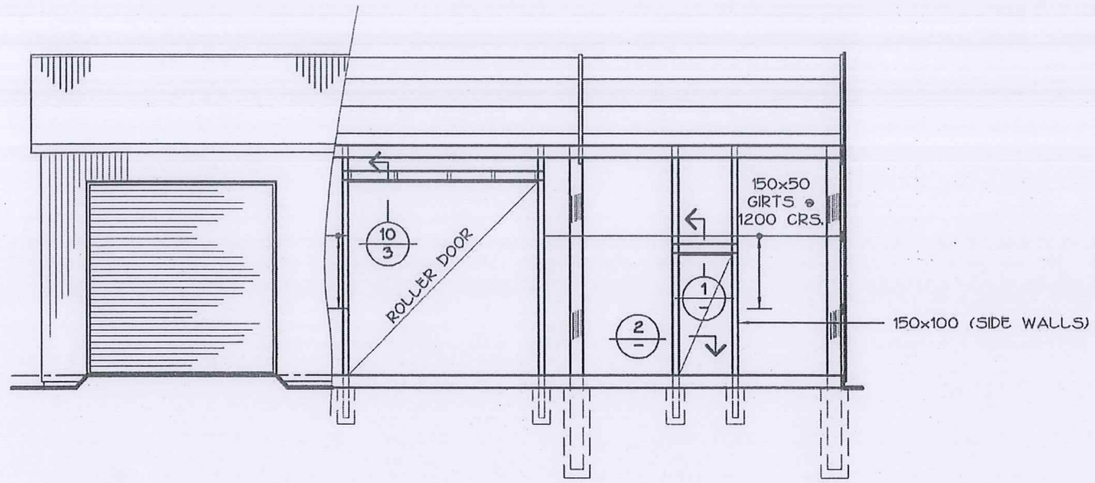
#	DATE:	REVISION:

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 944 Papakura
Phone (09) 295 0654
Fax (09) 297 7858
Email enquiries@hde.co.nz

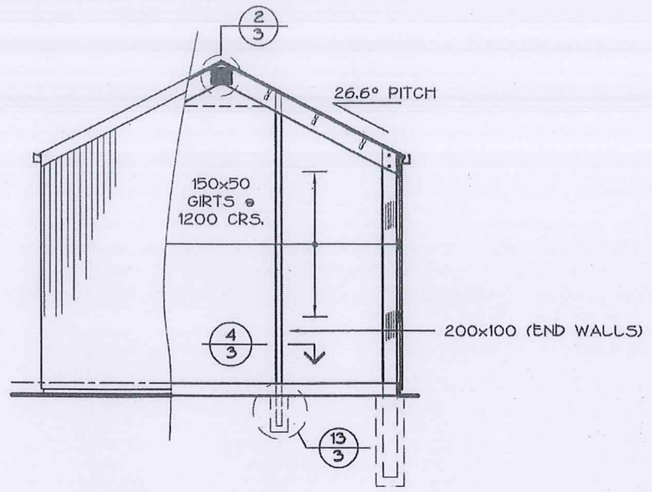
PROJECT: PROPOSED SHED at 249 LOWER WELD ROAD NEW PLYMOUTH for HEINRICH FOURIE

DRAWING TITLE: PLANS, SECTION & DETAILS			DWG No: 1 REVISION: -
DRAWN: NG	CHECKED: P.HILL	SCALES: AS SHOWN @ A3	OF: -
DESIGNED: PH	DATE: APR. '23		JOB No: 23-3105

B.C. APPLICATION



ONE



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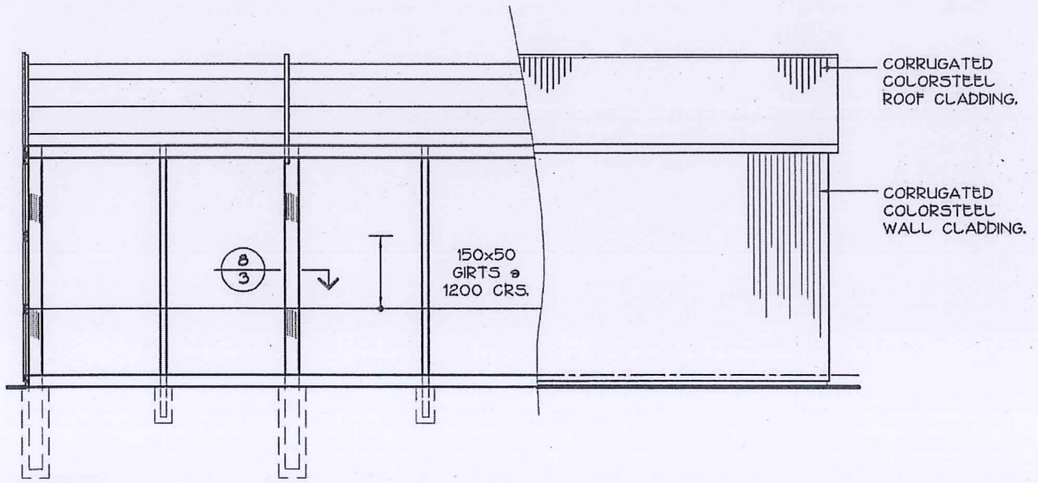

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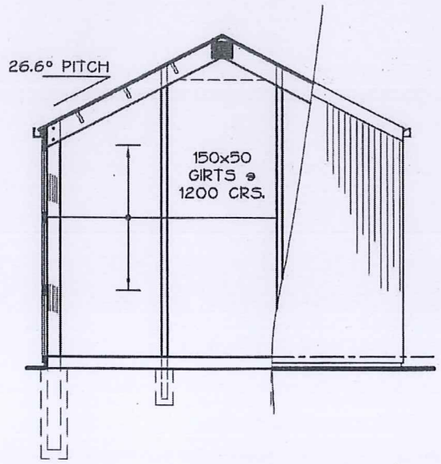


FOUR

ELEVATIONS

1:100

GLAZING (DOMESTIC)

ALL GLAZING SHALL BE IN ACCORDANCE WITH NZS:4223 AND NZBC F2/AS1.

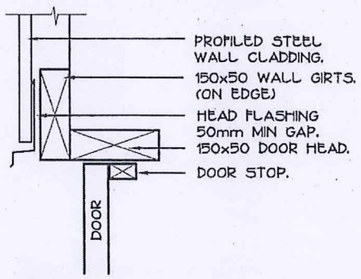
DOORS

ALL DOORS WITH GLAZED PANELS GREATER THAN 0.5sqm TO HAVE SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016

ALL DOORS WITH GLAZED PANELS LESS THAN 0.5sqm TO HAVE MINIMUM OF 5mm ANNEALED GLASS OR SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016

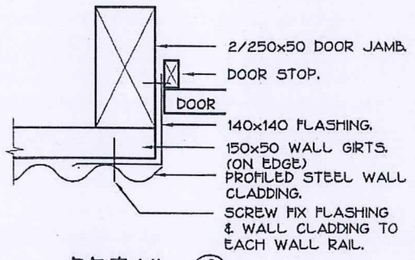
DOORS WITH SIDE PANELS

ALL SIDE PANELS WITH GLAZED PANELS GREATER THAN 0.5sqm TO HAVE SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016



DETAIL 1/- 1:10

DOOR HEAD FLASHING



DETAIL 2/- 1:10

DOOR JAMB FLASHING

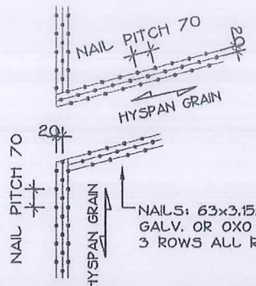
B.C. APPLICATION

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

#	DATE:	REVISION:

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 044 Papakura
Phone (09) 295 0634
Fax (09) 297 7869
Email enquiries@hde.co.nz

PROJECT:	PROPOSED SHED at 249 LOWER WELD ROAD NEW PLYMOUTH for HEINRICH KOURIE
DRAWING TITLE:	ELEVATIONS
DRG. No:	2
REVISION:	-
DRAWN:	NG
CHECKED:	P.HILL
SCALES:	A3 SHOWN @ A3
DATE:	APR. '23
DESIGNED:	PH
SHT:	-
JOB No:	23-3103



GUSSET NAILING

DESIGN DATA

STANDARDS

AS/NZS1170 STRUCTURAL DESIGN ACTIONS.
NZS3603: TIMBER STRUCTURES STANDARD.
NZBC: CLAUSE B1/VM4 - FOUNDATIONS.

LOADS

ROOF DL G = 0.2kPa (LIGHT ROOF, NO CEILING).
LL Q = 0.25kPa.
EARTHQUAKE : ALL ZONES,
WIND W: SUITABLE FOR REGIONS A1 TO A7 (MG 3.1)

FOUNDATIONS

THE POLE FOUNDATIONS HAVE BEEN DESIGNED FOR FIRM CLAY OR SILTY CLAY SOILS FOR :

MAXIMUM SAFE BEARING PRESSURE = 100kPa.
MINIMUM INSITU SHEAR STRENGTH su = 50kPa.

MATERIALS & WORKMANSHIP

ALL MATERIAL & WORKMANSHIP SHALL COMPLY WITH THE N.Z.B.C.

TIMBER: NZS3602 ALL TIMBER - VSG8 ROUGH SAWN.
H3: ABOVE GROUND
H5: GROUND CONTACT

POLES: NZS3605: STANDARD GRADE, SHAVED, H5. POLE SIZES SHOWN ARE S.E.D. & SHALL BE INSTALLED WITH S.E.D. AT TOP.

L.V.L.: AS/NZS4357: HYSPAN LAMINATED VENEER LUMBER, HIGH GRADE, H3- INTERNAL USE.

ROOFING: SKYLINE C.G.I. CLADDING

ROOFING UNDERLAY: SISALATION ON NETTING IS RECOMMENDED FOR IMPLEMENT & WORKSHOPS WHERE CONDENSATION CONTROL IS REQUIRED.

CONCRETE: NZS3109: FOUNDATIONS = 17.5mPa
SLABS = 20mPa

FIXINGS: BOLTS, WASHERS, NAILS, PLATES SHALL BE HOT DIP GALVANISED, EXCEPT IN MARINE OR OTHER CORROSIVE AREAS USE STAINLESS STEEL. ALL BOLTS TO HAVE 50x50x4mm WASHERS.

DURABILITY
ADDITIONAL CORROSION TREATMENT

MAINTENANCE, 5 YRLY LIBERAL COAT AND INSPECTION OF "CRC SOFT SEAL" OR
HEAVY DUTY GREASE IN FOLLOWING EXPOSURE ZONES:

BOLTS / NUTS / WASHERS
SEA SPRAY ZONES 1 & 2 — BOTH SHELTERED AND EXPOSED
EXPOSED ONLY

NAIL PLATES AND JOIST HANGERS
ALL GALV. TO 275 g/m²
SEA SPRAY ZONES 1 & 2 — BOTH SHELTERED AND EXPOSED
BOTH SHELTERED AND EXPOSED

STRAP BRACE
TREAT THE LOWER 500mm OF BRACE ALL ZONES

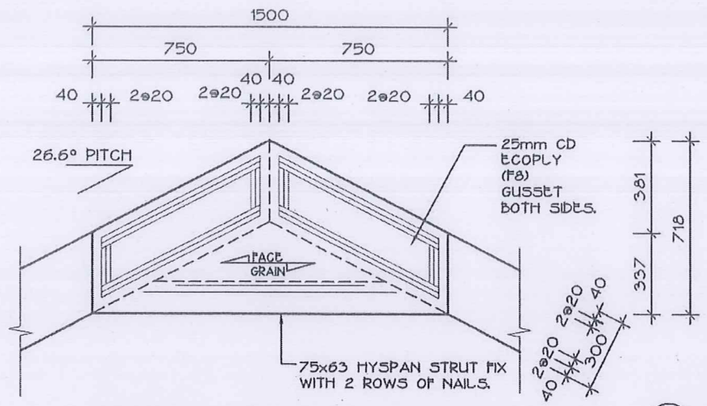
NAILS
NO ADDITIONAL PROTECTION. DO NOT GREASE.

PRODUCER STATEMENT- STRUCTURAL DESIGN.

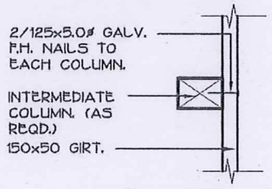
AS A DESIGNER I HAVE TAKEN ALL REASONABLE STEPS NECESSARY TO VERIFY DESIGN ASSUMPTIONS. I AM SATISFIED ON REASONABLE GROUNDS THAT IN RELATION TO THE BUILDING WORK SPECIFIED ABOVE THE PROVISIONS OF THE BUILDING CODE WOULD BE MET IF THE BUILDING WORK WERE PROPERLY COMPLETED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS ACCORDING TO WHICH THE BUILDING IS PROPOSED TO BE CONSTRUCTED AND WHICH HAVE BEEN SUBMITTED WITH THE APPLICATION. I UNDERSTAND THAT THIS PRODUCER STATEMENT, IF ACCEPTED, WILL BE RELIED UPON BY THE OWNERS AND TERRITORIAL AUTHORITIES FOR THE PURPOSE OF ESTABLISHING COMPLIANCE WITH THE BUILDING CODE.

DATED 24.04.2023

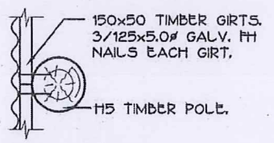
Peter Hill
B.E. (Hons) M.I.P.E.N.Z.
C.P. Engineer No. 47048



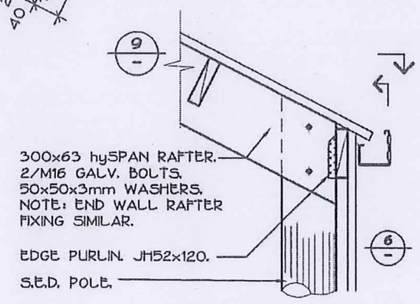
DETAIL 1/1 1:25
APEX GUSSET DETAIL



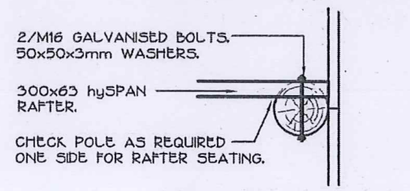
TYPICAL GIRT/INT. COLUMN CONNECTION
DETAIL 4/2 1:20



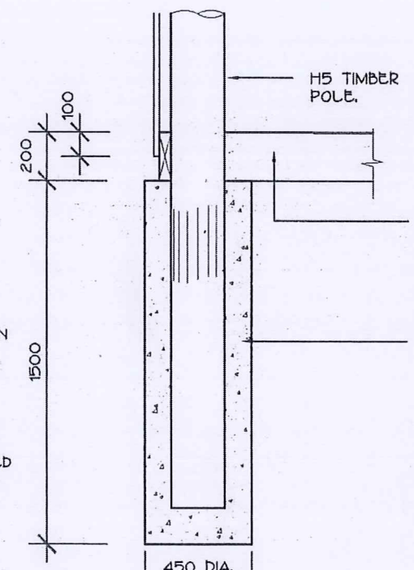
TYPICAL GIRT/POLE CONNECTION
DETAIL 8/2 1:25



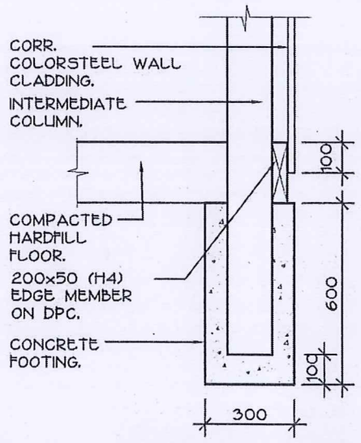
DETAIL 5/1 1:25



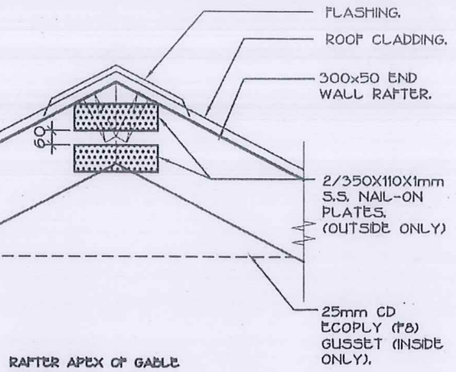
TYPICAL GIRT/POLE CONNECTION
DETAIL 9/- 1:25



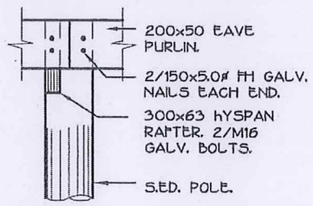
DETAIL 12/1 1:25



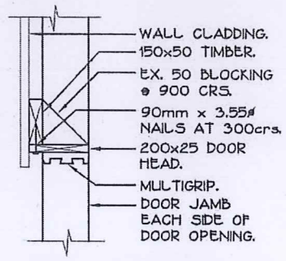
INTERMEDIATE COLUMN FOUNDATION
DETAIL 13/2 1:20



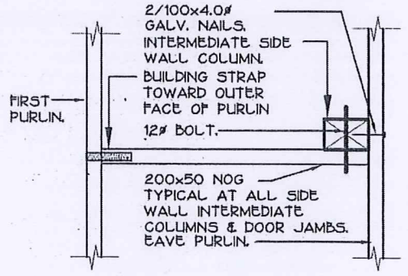
RAFTER APEX OF GABLE
DETAIL 2/2 1:25



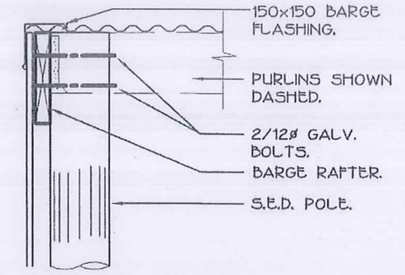
DETAIL 6/- 1:25



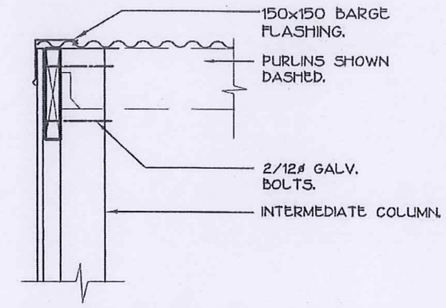
TYPICAL SECTION DOOR HEAD
DETAIL 10/2 1:25



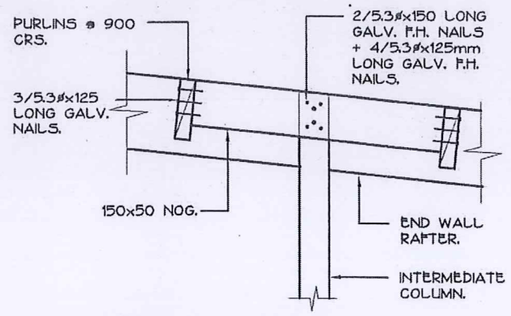
TYPICAL GIRT/INT. COLUMN CONNECTION
DETAIL 14/1 1:20



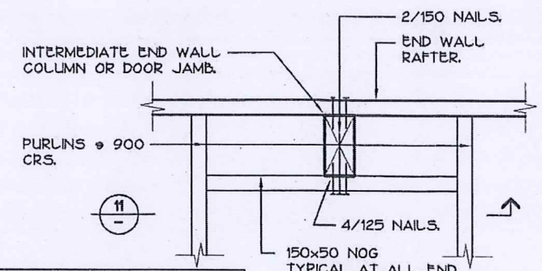
DETAIL 3/1 1:20



DETAIL 7/1 1:20



DETAIL 11/- 1:20



ALTERNATIVELY CONNECTION: 2/M12 BOLTS, 50x50x3mm GALV. WASHERS EACH SIDE)

PLAN VIEW 15/1 1:20
TYPICAL PURLIN/END WALL INT. COLUMN CONNECTION

B.C. APPLICATION

0	DATE:	REVISION:	

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 944 Papakura
Phone (09) 298 0634
Fax (09) 297 7860
Email enquiries@hde.co.nz

Contractor to verify all dimensions on site before commencing work. Written dimensions supersede scaled dimensions.

PROJECT: PROPOSED SHED at 249 LOWER WELD ROAD NEW PLYMOUTH for HEINRICH FOURIE

DRAWING TITLE: NOTES & DETAILS
DWG. No: 3 REVISION: -
DRAWN: NG CHECKED: P.HILL SCALES: A3 SHOWN @ A3 OF: -
DESIGNED: PH DATE: APR. '23 JOB No: 23-3103

Appendix C – Consent Notice

New Plymouth District Council

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

NPDC Reference: SUB22/48035
Property ID: 112944
Document Number: 8842105

IN THE MATTER OF Lot 2 DP 484251

AND

IN THE MATTER OF Subdivision Consent pursuant to Sections 104, 108, 220 and 221 of the Resource Management Act 1991

This Consent Notice is issued by the New Plymouth District Council pursuant to Section 221 of the Resource Management Act 1991 and is to be registered on the Records of Title to issue for the Lots set out in the Schedule below recording that the conditions described in the Schedule were imposed pursuant to the Subdivision Consent and are to be complied with on a continuing basis by the owners and subsequent owners of the relevant Lots.

Schedule

Lot 1 LT 582431

A maximum of one habitable dwelling is permitted on Lot 1 LT 58243. This building shall be located within the Area marked 'E' on Lot 1 LT 582431. The habitable building shall not be erected outside of the Area marked 'E' on Lot 1 LT 582431.

Lot 2 LT 582431

A maximum of one habitable dwelling shall be permitted on Lot 2 LT 582431. This building shall be located within the Area marked 'Z' on Lot 2 LT 582431. The habitable building shall not be erected outside of the Area marked 'Z' on Lot 1 LT 582431.

No habitable building shall exceed 5.5m in height above existing ground level .

Roofs of all new buildings (habitable and non-habitable) shall be a recessive shade (less than 20% Light Reflection Value (LRV).

Cladding materials (including walls and gable ends, excluding glazing and joinery) of all new buildings (habitable and non-habitable) shall be recessive shade (less than 40% Light Reflectance Value (LRV))

Water tanks and guttering shall be recessive shade, with a light reflectance value (LRV) of less than 25% LRV

Any fencing of new boundaries shall consist of post and rail, or wire post and batten fencing

No closed board fencing higher than 1.2m high should be located further than 10m from any building (higher fencing within 10m of dwellings is permitted to enable privacy of courtyards etc)

No external point sources of light shall be visible from outside the lots. All external light fittings shall be 'hooded' and cast down.

Any cut or fill batters greater than 1.5m in height should be laid back at an angle suitable for planting or grassing. This angle should be no steeper than 1:1.

Building foundations for Lot 2 LT 582431 shall be designed by a suitable qualified engineer.

Lot 3 LT 582431

No habitable buildings shall be erected within Lot 3 LT 582431

Dated at New Plymouth this 27th day of October 2022

ROWAN MARGARET ANNE WILLIAMS
Authorised Officer
NEW PLYMOUTH DISTRICT COUNCIL

Appendix D – Dulux Paint LRV Record

Resene Construction Systems

Altex Yacht & Boat Paint

carboline® Coatings - Linings - Fireproofing

Resene Automotive & Light Industrial

Introduction

- Light Reflectance Value (LRV) is the total quantity of visible and useable light reflected by a surface in all directions (ie the colour)
- Visible light is only 44% of the energy from the Sun

- LRV scale is a percentage scale range:
    - Darkest 0% – Lightest 100%

- Resene Black = LRV 4%
- Resene White = LRV 92%

- In our industry LRV's relate to paint not semi-transparent stains

Resene

the paint the professionals use

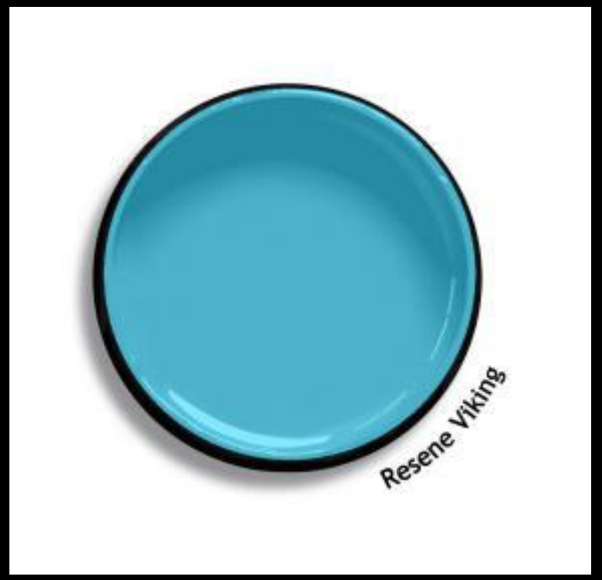
Introduction

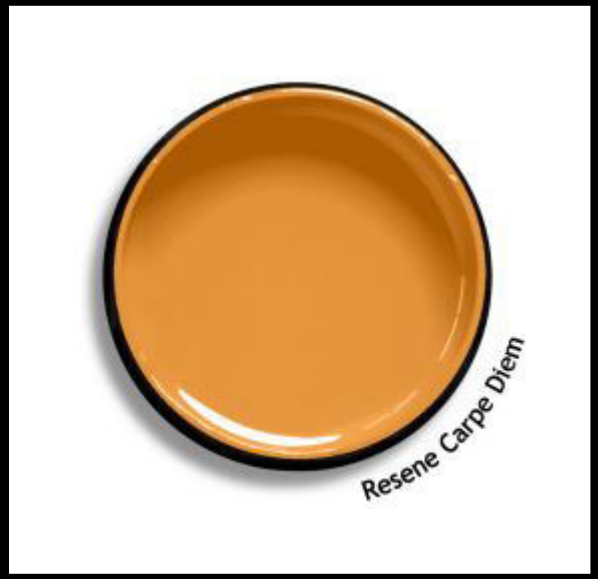
- LRV's generally relate to paint colour selections for timber, fibre cement, cement renders and not solid concrete or metals (with exception of where intumescent coatings are being used)

- Timber suppliers typically require an LRV of 45% or greater (some suppliers recommend 50% or higher) to minimise the amount of heat build up in the timber and resultant thermal movement

- Some newer timber substrate suppliers that treat timber using modern processes (ie thermal modification, acetylation etc) and have greater thermal stability and can accept colours with lower LRV's.

Examples of colours with LRV 45%





Key Points

- Much of the cladding industry use LRV to restrict the paint colours applied to their substrates and will give not any substrate durability guarantees if the LRV of the colour does not meet or exceed their minimum value

- While LRV provides a measure of visible light heat reflectance measurement is provided by Total Solar Reflectance (TSR's).
- TSR is a measurement of the amount of near infrared radiation reflected by a colour

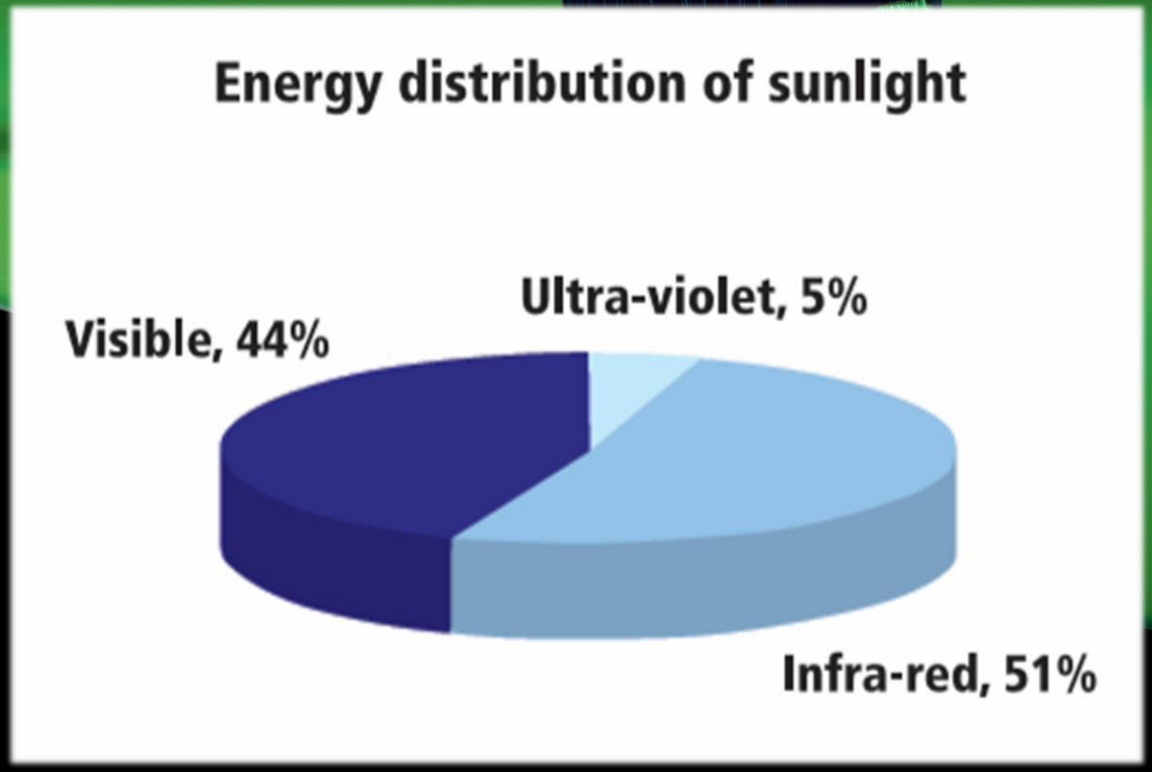
- TSR's are not yet used widely by substrate manufacturers/suppliers or local authorities

- There is no direct correlation between LRV and TSR

Resene

the paint the professionals use

LRV's are measured in the visible region of energy from sunlight



Resene

the paint the professionals use

Key Points

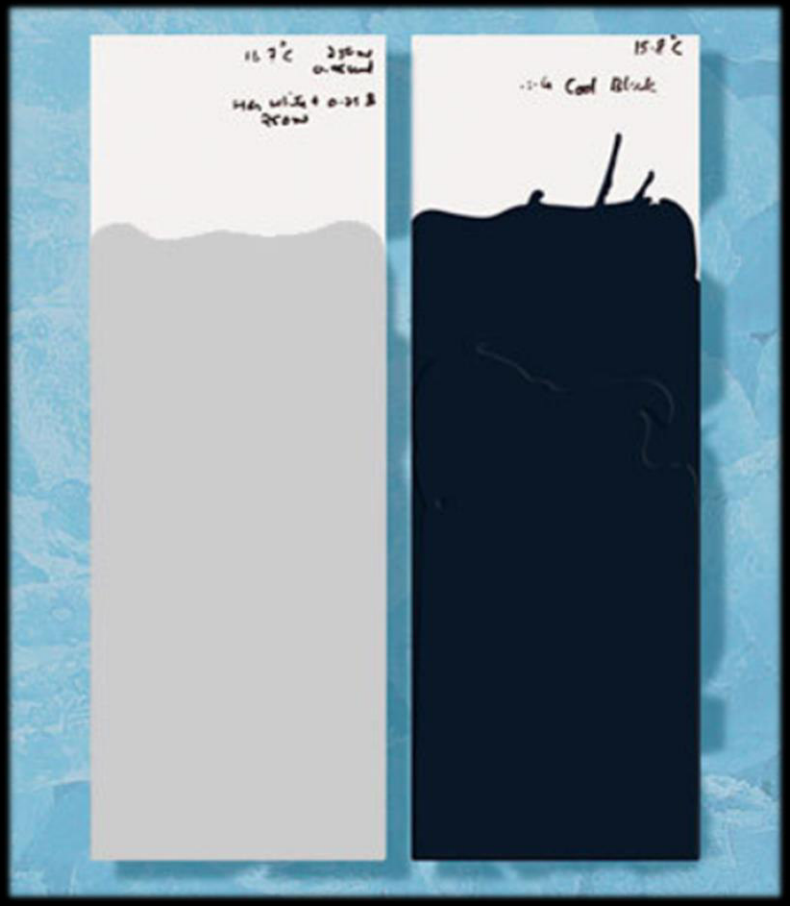
- LRV level recommendations are set by substrate manufacturers, suppliers and often local councils, not by paint manufacturers
- The LRV of a given colour does not change when using Resene Cool Colour version of a colour.
- TSR's do change and will always be greater when using Resene Cool Colour version of a colour as it will reduce the amount of Infrared Heat transferred thru the coating.
- Resene Cool Colour version will significantly reduce but not eliminate heat stress on the substrate.

Resene

the paint the professionals use

Resene CoolColour technology

- Resene Cool Colour technology will reflect more heat than the same colour made using non-cool colour pigment and reduce the amount of infrared heat transferred into the substrate
- Resene Black in Cool Colour will perform like a light/ mid Grey colour
- It <u>does not</u> render the surface cool to touch

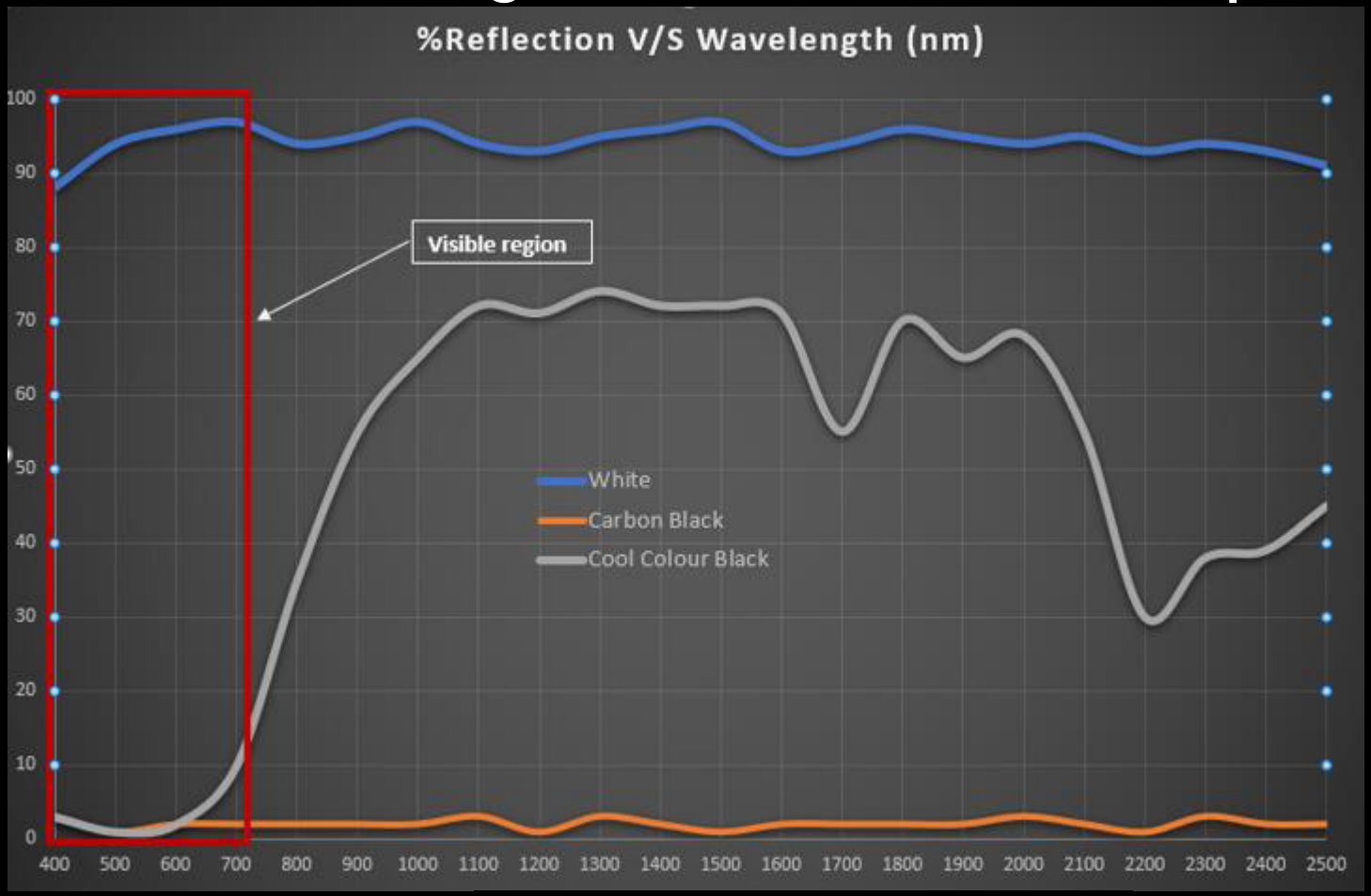


Standard paint (similar performance) **Cool Colour**

Resene

the paint the professionals use

Reflectance Curve
Visible region is where LRV's are measured.
Non visible region is where Cool Colour performs.



Standard White

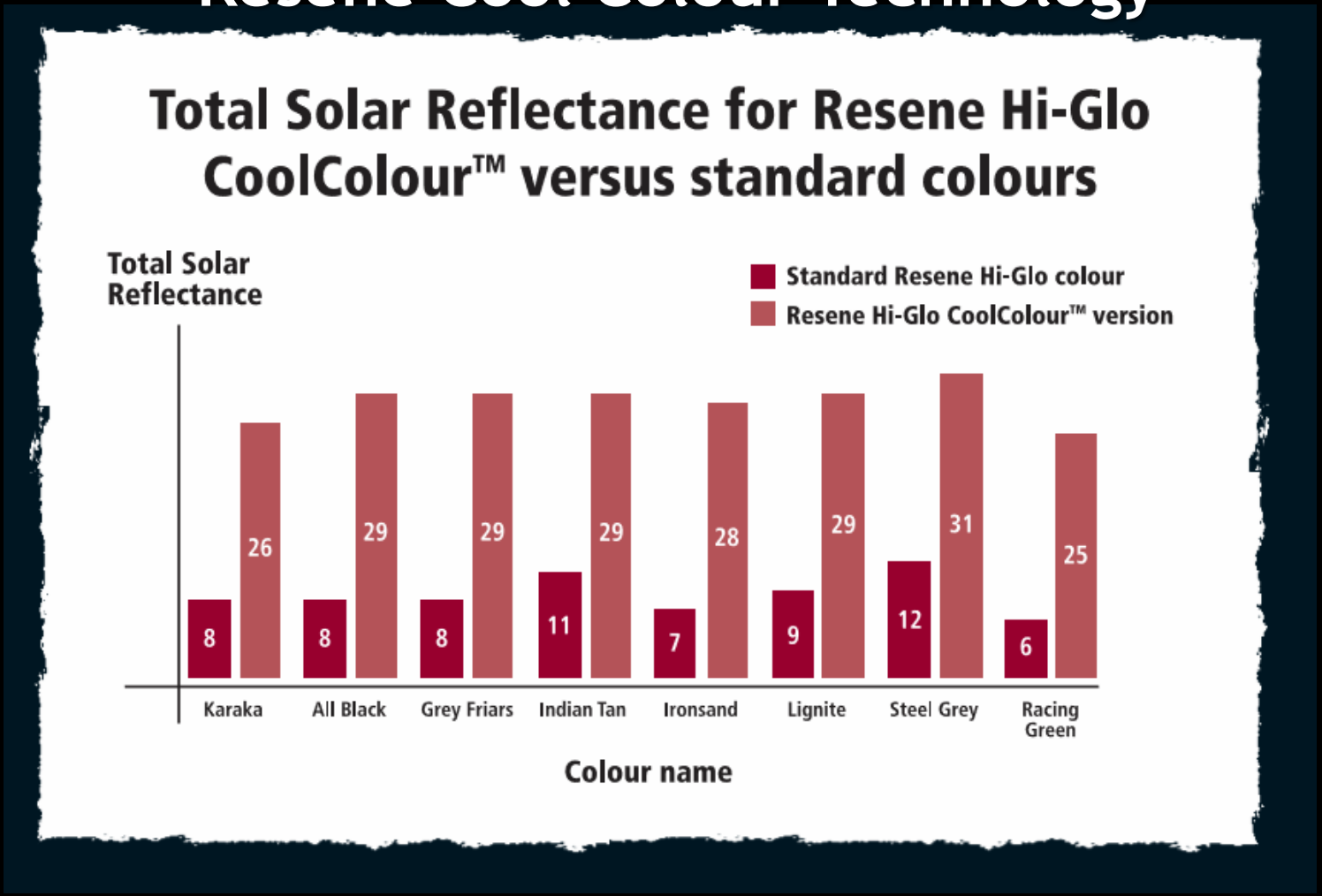
Resene Cool Colour Black

Standard Black

Resene

the paint the professionals use

Chart showing improvement in TSR when using Resene Cool Colour Technology



Resene

the paint the professionals use

Estimating LRV for stain colours

- Penetrating stains are semi-transparent and the colour seen will vary with underlying timber colour. For this reason determination of LRV cannot be made.

- An estimation of the LRV of a stain can be made by selecting the closest solid colour match to the stain and using the LRV of the solid colour

Resene

the paint the professionals use

Key Points

- Before selecting colours you should understand what LRV limits are in place for the substrate and also the local authority
- Many Councils, Local authorities and substrate suppliers will consider the use of Resene Cool Colour technology in a submission for an Alternative Solution.
- Colour choice and use of Resene Cool Colour should be discussed at design stage and directly with the local authority and/or substrate supplier

Resene

the paint the professionals use

Resene Construction Systems

Altex Yacht & Boat Paint

carboline®
Coatings - Linings - Fireproofing

Resene
Automotive & Light Industrial

Dulux POWDER COATINGS

RGB and LRVs

RANGE	COLOUR NAME	FINISH	LOOK	COLORSTEEL®	PRODUCT CODE	R	G	B	LRV
Armourspray	AG Arctic White	Gloss	Solid Colour		91296914	244	246	244	7%
Armourspray	AG Black	Satin	Solid Colour		9129024S	43	43	44	4%
Copol	Black	Satin	Solid Colour		95385178	63	63	63	4%
Duralloy Mannex	Mannex Appliance White	Matt	Textured		9151171Z	240	241	239	86%
Duralloy Mannex	Mannex Black	Matt	Textured		9159056Z	43	43	44	5%
Duralloy Mannex	Mannex Charcoal	Matt	Textured		9159055Z	62	65	69	8%
Duralloy Mannex	Mannex Grey Friars	Matt	Textured	CS	9157157Z	71	75	79	10%
Duralloy Mannex	Mannex Ironsand	Matt	Textured	CS	9158083Z	64	63	61	8%
Duralloy Mannex	Mannex Metro Silver Pearl	Matt	Textured		9157158Z	164	166	163	44%
Duralloy Mannex	Mannex Sandstone Grey	Matt	Textured	CS	9157156Z	125	125	123	25%
Duralloy Mannex	Mannex Titania	Matt	Textured	CS	9153043Z	215	213	203	70%
Duralloy Pearls	Champagne Kinetic	Matt	Pearlescent		9153059K	163	153	140	26%
Duralloy Pearls	Gunmetal Metallic Kinetic	Satin	Pearlescent		9158115K	76	75	71	12%
Duralloy Pearls	Metro Warm White Pearl	Satin	Pearlescent		9152075K	240	240	231	90%
Duralloy Pearls	Metropolis Coal Dust Kinetic	Matt	Pearlescent		9159069K	59	62	65	8%
Duralloy Pearls	Metropolis Electric Cow Kinetic	Matt	Pearlescent		9158028K	71	70	68	10%
Duralloy Pearls	Metropolis Silver Pearl Kinetic	Satin	Pearlescent		9157113K	163	164	159	43%
Duralloy Pearls	Mineral Brown Kinetic	Satin	Pearlescent		9158204K	114	110	105	21%
Duralloy Pearls	Platypus Kinetic	Satin	Pearlescent		9157214K	141	137	131	32%
Duralloy Pearls	Silver Star Kinetic	Satin	Pearlescent		9157043K	148	151	150	34%
Duralloy Pearls	St Elmos Fire Kinetic	Satin	Pearlescent		9157208K	145	147	148	34%
Duralloy Pearls	Tuatara Kinetic	Satin	Pearlescent		9157572K	155	153	148	32%
Duralloy Pearls	Window Bronze Kinetic	Matt	Pearlescent		9158068K	79	73	69	11%
Duralloy Solid	Almond	Matt	Solid Colour		9153141M	214	196	173	59%
Duralloy Solid	Appliance White	Matt	Solid Colour		9151274M	240	241	239	90%
Duralloy Solid	Arctic White	Satin	Solid Colour		91558851	225	232	239	84%
Duralloy Solid	Black	Satin	Solid Colour		91558651	45	46	46	5%
Duralloy Solid	Black	Matt	Solid Colour		9159041M	45	46	46	5%
Duralloy Solid	Bond Rivergum	Matt	Solid Colour		91552027	98	110	98	17%
Duralloy Solid	Bone White	Matt	Solid Colour		9157304M	182	182	168	50%
Duralloy Solid	Bronco	Matt	Solid Colour		9152111M	167	157	143	38%
Duralloy Solid	Canvas Cloth	Matt	Solid Colour		9157327M	210	205	192	62%
Duralloy Solid	Charcoal	Matt	Solid Colour		9159058M	55	59	62	8%
Duralloy Solid	Cola Red	Satin	Solid Colour		91556995	198	48	53	17%
Duralloy Solid	Desert Sand	Matt	Solid Colour	CS	9153065M	188	170	146	46%
Duralloy Solid	Flaxpod	Matt	Solid Colour	CS	9159145M	71	72	74	6%
Duralloy Solid	Flint	Matt	Solid Colour		9157484M	89	92	96	14%
Duralloy Solid	Ghost Grey	Matt	Solid Colour		9157401M	173	175	175	46%
Duralloy Solid	Gravel	Matt	Solid Colour		9157404M	54	56	59	6%
Duralloy Solid	Grey Friars	Matt	Solid Colour	CS	9157167M	71	74	77	10%
Duralloy Solid	Gull Grey	Matt	Solid Colour	CS	9157511M	190	185	165	48%
Duralloy Solid	Ironsand	Matt	Solid Colour	CS	9158096M	65	65	63	8%
Duralloy Solid	Karaka	Matt	Solid Colour	CS	9156064M	59	61	54	7%
Duralloy Solid	Kauri	Matt	Solid Colour		9158159M	129	112	93	21%
Duralloy Solid	Lichen	Matt	Solid Colour	CS	9156101M	136	128	107	26%
Duralloy Solid	Lignite	Matt	Solid Colour	CS	9158033M	77	68	62	9%
Duralloy Solid	Magnolia	Matt	Solid Colour		9153142M	217	203	169	60%
Duralloy Solid	Mid Grey	Matt	Solid Colour		9157551M	118	119	116	21%
Duralloy Solid	Mist Green	Matt	Solid Colour	CS	9156103M	116	126	106	24%
Duralloy Solid	Navy	Matt	Solid Colour		9155234M	43	57	78	7%
Duralloy Solid	New Denim Blue	Matt	Solid Colour	CS	9155063M	70	76	83	11%
Duralloy Solid	Off White	Matt	Solid Colour		9153144M	217	217	205	77%
Duralloy Solid	O'Keefe Grey	Matt	Solid Colour		9157400M	193	187	176	53%
Duralloy Solid	Olive	Matt	Solid Colour		9156193M	61	56	50	7%
Duralloy Solid	Permanent Green	Matt	Solid Colour	CS	9156102M	55	80	70	10%
Duralloy Solid	Pioneer Red	Matt	Solid Colour	CS	9154194M	129	63	57	11%
Duralloy Solid	Rangoon Green	Matt	Solid Colour		9156259M	57	62	56	7%
Duralloy Solid	Rivergum Beige	Matt	Solid Colour		9153143M	216	202	184	65%
Duralloy Solid	Sandstone Grey	Matt	Solid Colour	CS	9157217M	125	125	123	25%
Duralloy Solid	Scoria	Matt	Solid Colour	CS	9154114M	103	59	54	9%
Duralloy Solid	Slate Blue	Matt	Solid Colour		9155147M	56	64	77	7%
Duralloy Solid	Storm Blue	Matt	Solid Colour		9155248M	62	73	84	9%
Duralloy Solid	Thunder Grey	Matt	Solid Colour	CS	9157324M	85	85	79	12%
Duralloy Solid	Titania	Matt	Solid Colour	CS	9152068M	215	212	200	69%
Duralloy Solid	Tusk Tusk	Matt	Solid Colour		9153154M	239	227	210	79%
Duralloy Solid	Wedgewood	Matt	Solid Colour		9155247M	90	121	144	21%
Duralloy Solid	Wizard	Matt	Solid Colour		9155197M	73	92	102	13%
Duralloy Solid	Woodwind	Matt	Solid Colour		9153155M	226	218	204	72%
Duratec Eternity	Champagne Kinetic	Matt	Pearlescent		9003059K	163	153	140	26%
Duratec Eternity	Copper Metallic Kinetic	Matt	Pearlescent		9007183K	157	146	136	32%
Duratec Eternity	Gunmetal Metallic Kinetic	Satin	Pearlescent		9008115K	76	75	71	15%
Duratec Eternity	Metro Warm White Pearl	Satin	Pearlescent		9001173K	240	240	231	88%
Duratec Eternity	Metropolis Coal Dust Kinetic	Satin	Pearlescent		9009100K	59	62	65	6%
Duratec Eternity	Metropolis Electric Cow Kinetic	Matt	Pearlescent		9008153K	71	70	68	11%
Duratec Eternity	Metropolis Silver Pearl Kinetic	Satin	Pearlescent		9007317K	151	154	156	47%

Dulux POWDER COATINGS

RGB and LRVs

RANGE	COLOUR NAME	FINISH	LOOK	COLORSTEEL®	PRODUCT CODE	R	G	B	LRV
Duratec Eternity	Pewter Pearl	Satin	Pearlescent		9007764Q	124	129	129	26%
Duratec Eternity	Platypus Kinetic	Satin	Pearlescent		9007214K	141	137	131	33%
Duratec Eternity	Silver Star Kinetic	Satin	Pearlescent		9007335K	148	151	150	34%
Duratec Eternity	Window Bronze Kinetic	Matt	Pearlescent		9008068K	79	73	69	11%
Duratec Intensity	Flame	Gloss	Bright		90N4007G	180	44	41	14%
Duratec Intensity	Leaf	Satin	Bright		90N6167S	75	137	65	24%
Duratec Intensity	Moonlight	Satin	Bright		90N2004S	238	207	65	65%
Duratec Intensity	Reef	Gloss	Bright		90N5011G	39	105	184	20%
Duratec Intensity	Sunshine	Gloss	Bright		90N2084G	231	171	54	50%
Duratec Zeus	Appliance White	Satin	Solid Colour		9001274M	240	244	239	91%
Duratec Zeus	Arctic White	Satin	Solid Colour		90058851	224	232	237	82%
Duratec Zeus	Black	Matt	Solid Colour		90097181	44	44	45	5%
Duratec Zeus	Canvas Cloth	Matt	Solid Colour		9007327M	203	200	189	63%
Duratec Zeus	Charcoal	Satin	Solid Colour		9009081M	60	63	67	8%
Duratec Zeus	Desert Sand	Matt	Solid Colour	CS	9003065M	188	170	146	46%
Duratec Zeus	Flaxpod	Matt	Solid Colour	CS	9009145M	71	72	74	6%
Duratec Zeus	Grey Friars	Matt	Solid Colour	CS	9007167M	71	74	77	10%
Duratec Zeus	Ironsand	Matt	Solid Colour	CS	9008109M	65	65	63	8%
Duratec Zeus	New Denim Blue	Matt	Solid Colour	CS	9005063M	70	76	83	11%
Duratec Zeus	Off White	Matt	Solid Colour		9003144M	217	217	205	77%
Duratec Zeus	Sandstone Grey	Matt	Solid Colour	CS	9007217M	125	125	123	25%
Duratec Zeus	Titania	Matt	Solid Colour	CS	9002068M	215	212	200	68%
Electro	Black Ace	Flat	Anodised		9069116F	59	60	60	4%
Electro	Blue Gold	Flat	Anodised		9065301K	111	128	122	18%
Electro	Blue Night	Flat	Anodised		9065303K	67	68	71	6%
Electro	Brilliance	Flat	Anodised		9068281K	112	102	90	16%
Electro	Burnished Copper	Flat	Anodised		9068185K	93	75	71	7%
Electro	Dark Bronze	Flat	Anodised		9068184K	77	69	63	6%
Electro	Flat White	Flat	Anodised		9061200F	236	240	237	92%
Electro	Fresh Gold	Flat	Anodised		9062208K	150	131	107	22%
Electro	Medium Bronze	Flat	Anodised		9068183K	103	93	80	11%
Electro	Sensational Champagne	Flat	Anodised		9063187K	148	138	125	25%
Electro	Silver Reign	Flat	Anodised		9067614K	170	175	173	40%
Electro	Tiberius	Flat	Anodised		9062210K	109	94	65	10%
Electro	Venerable Silver	Flat	Anodised		9067621K	125	127	128	19%
Fluoroset Allure	Champagne	Satin	Pearlescent		40A7302Q	161	158	153	39%
Fluoroset Allure	Coin	Satin	Pearlescent		40A7289Q	163	167	169	43%
Fluoroset Allure	Silver	Satin	Pearlescent		40A7273Q	145	149	151	35%
Fluoroset Xtreme	Black	Matt	Solid Colour		40X9204M	42	42	43	4%
Fluoroset Xtreme	Charcoal	Matt	Solid Colour		40X7297M	58	61	64	7%
Fluoroset Xtreme	White	Satin	Solid Colour		40X1157S	231	232	223	82%
PG288	Arctic White	Gloss	Solid Colour		28858861	235	241	248	89%
PG288	Bright Red	Gloss	Bright		28858413	167	50	49	13%
PG288	Clough Safety Yellow	Gloss	Bright		28896905	241	159	54	44%
PG288	Cream	Satin	Solid Colour		28858863	211	191	153	54%
PG288	Cream Ripple	Satin	Ripple		28857289	230	222	201	73%
PG288	Flame Red	Gloss	Bright		2884155G	166	58	60	12%
PG288	French Blue	Satin	Bright		2885350S	52	103	166	13%
PG288	High Gloss Black	Gloss	Solid Colour		28858653	47	47	47	5%
PG288	Mistletoe	Gloss	Bright		28858571	12	110	60	15%
PG288	NZ Bright Silver Kinetic	Satin	Pearlescent		2887182K	153	155	157	38%
PG288	Orange X15	Gloss	Bright		28851439	235	107	52	32%
PG288	Pearl White	Gloss	Pearlescent		28897434	251	249	240	95%
PG288	Pommel Blue	Gloss	Bright		28857262	45	94	134	10%
PG288	Royal Blue	Gloss	Bright		28857273	45	59	105	7%
PG288	Schweppes Yellow	Gloss	Bright		28859623	255	200	9	68%
PG288	Signal Red	Gloss	Bright		28850735	178	56	44	15%
PG288	Silver 2K Kinetic	Satin	Pearlescent		2887380K	143	144	141	32%
PG288	Silver Quill	Gloss	Pearlescent		28858728	204	205	201	64%
PG288	Sky	Gloss	Bright		28858613	0	124	174	17%
PG288	Space Blue	Gloss	Bright		28819990	46	57	115	7%
PG288	Tingle Gloss	Gloss	Bright		2884008G	240	89	28	29%
PG288	Yellow Gold	Gloss	Bright		28833617	249	169	30	52%
Surreal Effects Aztec	Black Hammertone	Texture	Pearl Vein		95385180	90	91	93	11%
Surreal Effects Aztec	Graphite Ripple	Texture	Pearl Vein		95351677	118	118	117	18%
Surreal Effects Hammer	Grey Hammer	Effect	Colour Vein		95385184	110	113	115	21%
Surreal Effects Mannex	Black Sand Texture	Texture	Textured		28857242	62	62	63	50%
Surreal Effects Mannex	Mannex® NZ Bright Silver	Texture	Textured		2887462Z	161	164	164	37%
Surreal Effects Mannex	Mannex® White Matt	Texture	Textured		90133641	243	246	241	91%
Surreal Effects Sarouk	Black Sarouk	Effect	Matt Ripple		93551146	50	51	52	5%
Surreal Effects Sarouk	Graphite Sarouk	Effect	Matt Ripple		93551677	84	84	84	12%
Surreal Effects Scylla	Black Ripple Satin	Texture	Ripple		95357243	63	64	64	50%

For more information **call 0800 800 975 or visit duluxpowders.co.nz**

Appendix E – Geotechnical Assessment undertaken by BTW

GEOTECHNICAL ASSESSMENT REPORT

263 Weld Road Geotechnical Assessment Report

for Heinrich Fourie

Rev A - 01/06/2023






BTWCOMPANY

SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

263 Weld Road Geotechnical Assessment Report

for Heinrich Fourie

	Reviewed	
Report Author		01/06/2023
	Ben Cathie, Geologist, BSc, PGDip, MSc	Date
Reviewed by		01/06/2023
	James Stringer, Senior Engineering Geologist, CMEngNZ (PEngGeol), BSc, MSc	Date

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Rev A - 01/06/2023

CONTENTS

TABLES

FIGURES

1 INTRODUCTION

1.1 Background

BTW Company Ltd (BTW) has been engaged by Heinrich Fourie to undertake geotechnical investigation and reporting services providing Building Consent level assessment for a proposed pole shed type dwelling and pole shed type garage located at near 263 Weld Road Lower, Tataraimaka, New Plymouth, hereafter referred to as 'the site'.

This Geotechnical Assessment Report (GAR) presents interpretation of the geotechnical investigation for the site, which includes analysis and assessment of hand auger boreholes and in-situ shear vane and Scala penetrometer testing along with engineering recommendations with regards to proposed development plans.

This report addresses the following regarding to the building consent application:

- Desktop study, including analysis of historical aerial images and publicly available geotechnical information.
- Site walkover and visual assessment.
- Intrusive geotechnical investigation to determine subsurface soil conditions.
- Assessment of subsurface soil conditions to provide foundation recommendations and flood free and stable building platform.
- Qualitative geohazard assessment including slope stability and liquefaction vulnerability assessment.
- Assessment of secondary overland stormwater flow paths and the suitability of the site for onsite stormwater disposal.

1.2 Site Description and Proposed Development

The site is an irregular shaped polygon, encompassing an area of approximately 41,574 m^2 located at 263 Weld Road Lower, Tataraimaka, legally described as Lot 2 DP 582431 (see Figure 1.1). The site is located approximately 23 kilometres southwest of New Plymouth CBD. Utilities close to the property consist of overhead power, which is approximately 300 m east of the proposed development, which is orientated in a north to south orientation along Weld Road Lower. The site is currently a pastoral grassland, with an area being currently cleared for the proposed developments.

The proposed developments are a 180 m^2 pole shed type dwelling and a pole shed type garage, located in the western section of Lot 2 DP 582431.

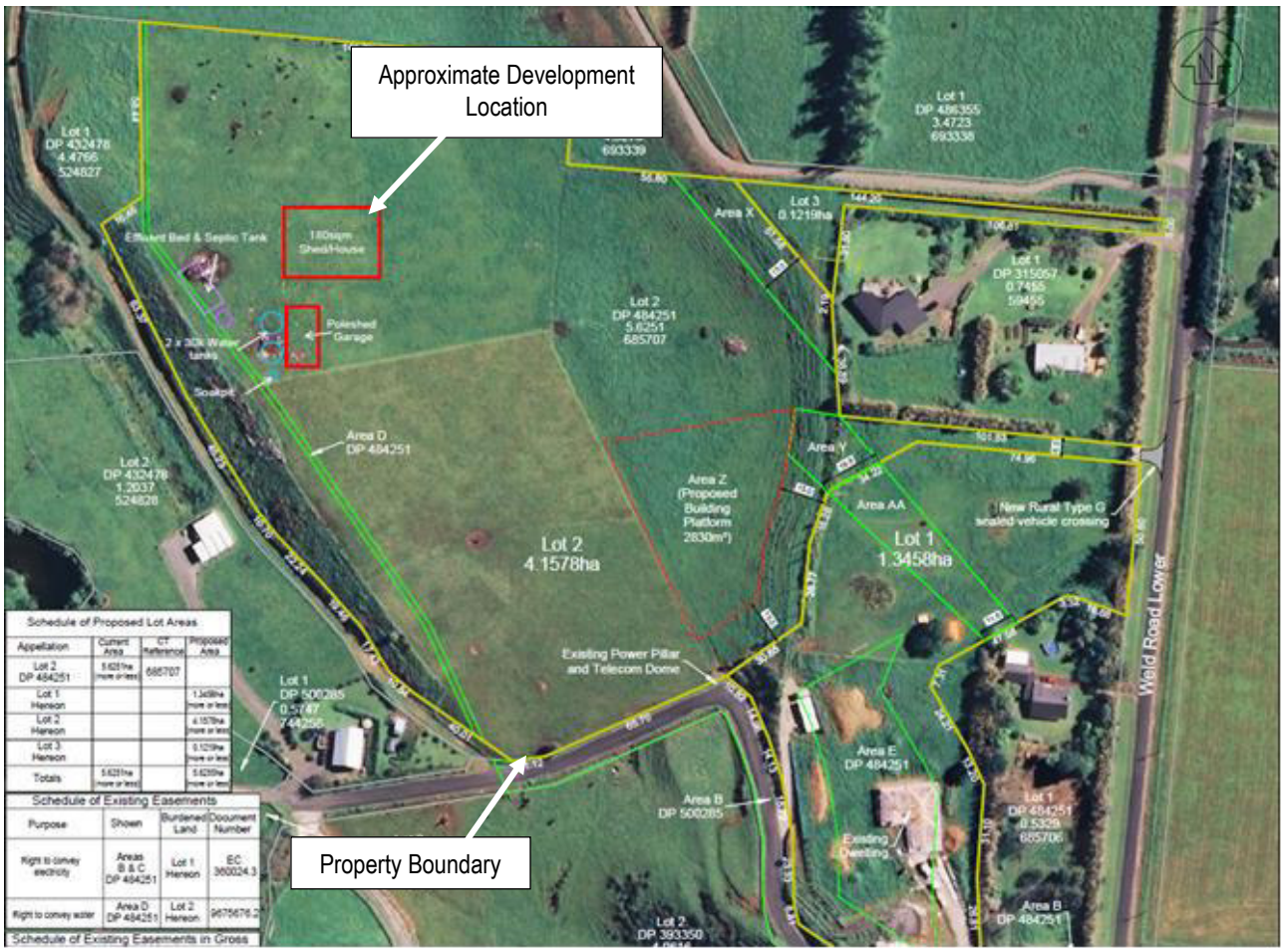

Figure 1.1: Overview map showing lot boundary and approximate location of development (supplied by Client)

2 DESKTOP STUDY

2.1 Historical Aerial Imagery

An examination of historical aerial imagery of the site (NPDC) was undertaken to determine any prior land use activities which may be pertinent to the development of the site. A summary of the findings from the desktop study are presented below, with imagery provided in Appendix A.

- 1970 Historical Aerial Imagery (see Figure A 1)
  - The site is characterised as pastoral farmland comprising of rural grassland, it is largely undeveloped at this point, as well as the surrounding landscape.
- 2012 Historical Aerial Imagery (see Figure A 2)
  - The site remains pastoral farmland, however, the minor development has occurred with the creation of a farm shed, within the northwest corner of the lot. Residential developments have been established surrounding the lot.
  - The site from the 2012 onwards is largely representative of the current day view of the site.

2.2 Published Geology

Examination of Institute of Geological and Nuclear Sciences (GNS) web map and Geology of the Taranaki Area 1: 250 000 Geological Map (Townsend, *et al.*, 2008) indicate that the site is located within an area likely underlain by Late Pleistocene River deposits, consisting poorly to moderately sorted gravel with minor sand and silt underlying terraces; includes minor fan deposits and loess (Townsend et al., 2008). The Late Pleistocene River Deposits are bounded to the west by the Holocene River deposits and to the east and further west by the Middle Pleistocene debris avalanche deposits of the Maitahi Formation, which is seen to be widespread over the North Taranaki Region. An inactive section of Cape Egmont Fault Zone is seen to go through the centre of the site, in a northeast to southwest orientation (see Figure 2.1).

The geological map does not include cover deposits which typically comprise a mantle of volcanic tephra derived, cohesive, clayey sandy silt material, known locally as Taranaki Ash.

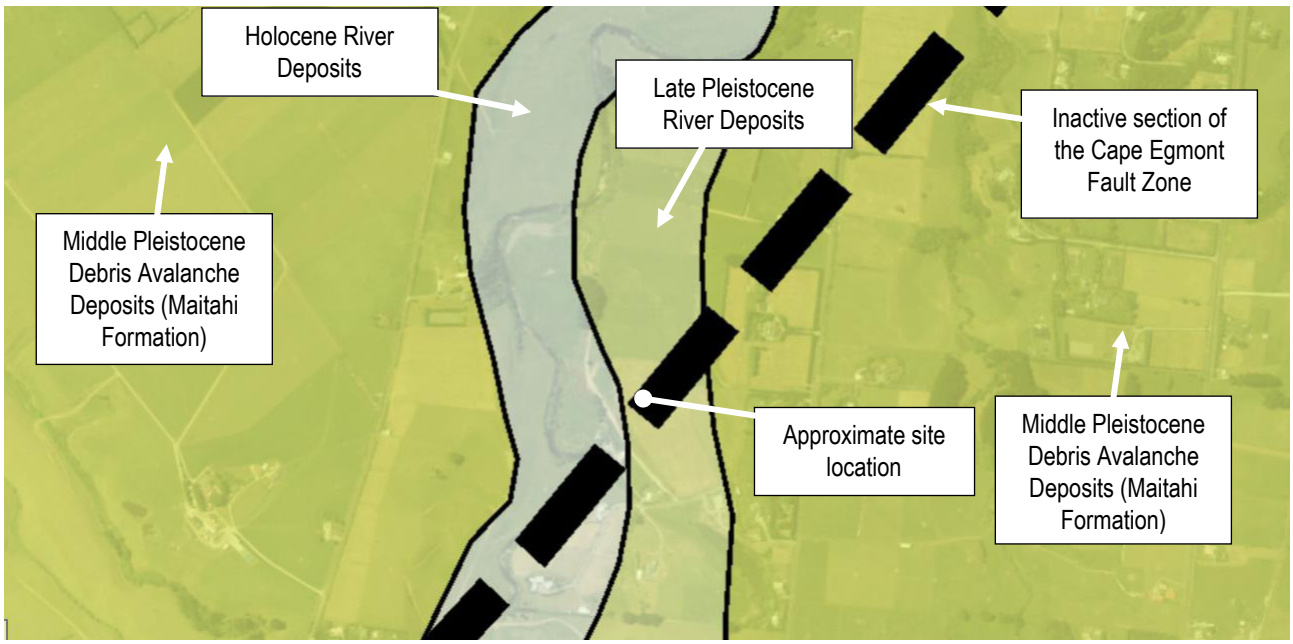

Figure 2.1: Overview map showing local geology surrounding Lot 2 DP 582431 (Source: https://data.gns.cri.nz/geology)

3 SITE WALKOVER OBSERVATIONS

A site walkover assessment was conducted by BTW at the time of the geotechnical investigation on 23 May 2023. A summary of the site walkover observations pertinent to the development are presented below:

- The site is seen to be largely pastoral grassland, and has been cleared and levelled for the construction of the proposed residential dwelling and pole shed developments (see Figure 3.1, Figure 3.2 and Figure 3.3)
- As the site has been cleared in preparation for construction, there has been some minor earthworks with creating a level surface, which contains areas of likely site won fill soils (see Figure 3.4 and Figure 3.5).
- Approximately 40 m northwest of the proposed development, there is evidence of infilled silage/maize corn storage pit (see Figure 3.6).
- An accessway from Weld Road Lower to the proposed development area has been established as a cut bench on a hillside (see **Figure 3.7**).

Figure 3.1: Site view facing northeast overlooking cleared area for proposed residential building platform.

Figure 3.2: Site view facing southwest overlooking cleared area for proposed pole shed garage platform.

Figure 3.3: Site view facing west overlooking the western edge of the proposed residential property and towards pole shed platform, including towards the edge of the property boundary.

Figure 3.4: Site view facing north, overlooking proposed pole shed platform area. Note that this platform has had earthworks conducted to create a level platform. This is particularly evident at the southern end of the platform, where topography is seen to drop by approximately 0.5 m.

Figure 3.5: Site view facing northeast, along the southern edge of the proposed pole shed building platform and current earthworks performed.

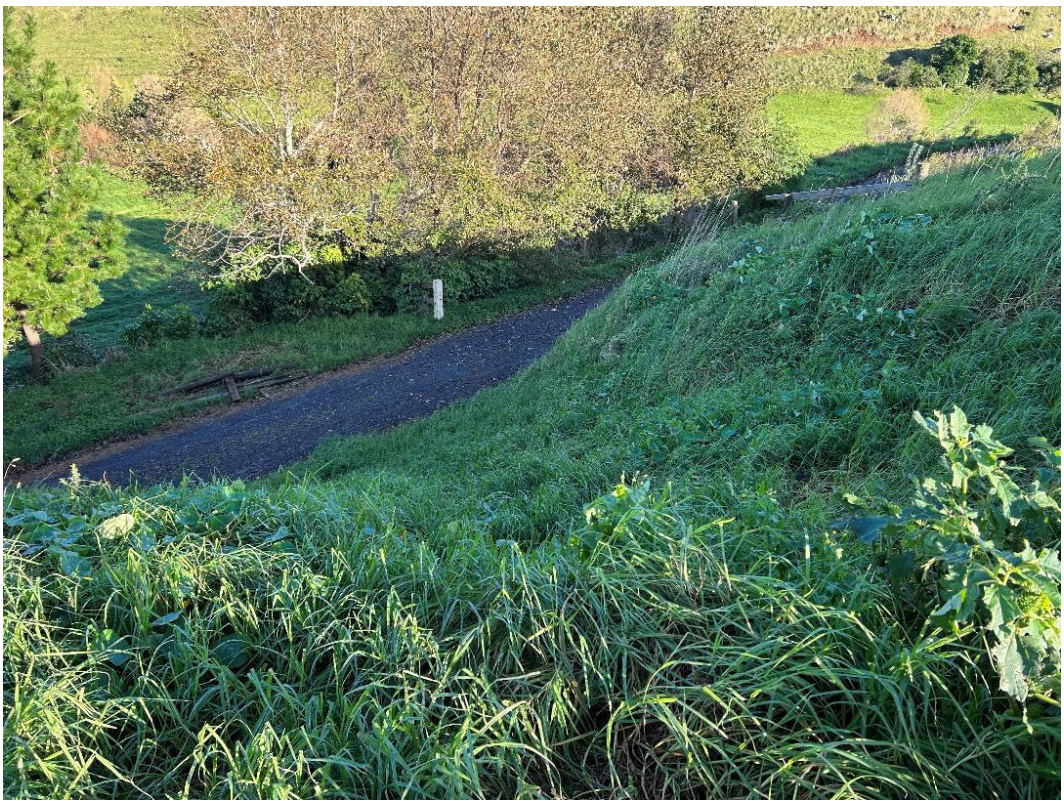

Figure 3.6: Site view facing northwest overlooking former silage/maize corn storage pit. This is located approximately 40 m northwest of the proposed development.

Figure 3.7: Site view facing southeast looking towards accessway to Weld Road Lower.

4 GEOTECHNICAL INVESTIGATION

4.1 Field Investigation

An intrusive geotechnical site investigation was undertaken by a BTW site engineer on 23 May 2023. This field investigation comprised the following activities:

- A site walkover and visual inspection.
- Six (6) hand auger boreholes, denoted as HA01 to HA06, were undertaken to a depth of approximately 2.0 m and 4.0 m Below Existing Ground Level (BEGL), with in-situ shear vane readings at 500 mm centres where soil conditions permitted.
- Six (6) Scala penetrometer tests were conducted adjacent to each borehole to a maximum depth of approximately 2.0 m BEGL where target depth was achieved.

In-situ shear vane testing was carried out within the hand auger boreholes. Shear vane testing was undertaken in accordance with the New Zealand Geotechnical Society (NZGS) Guidelines for Handheld Shear Vane Test (NZGS 2001).

Ground conditions exposed within the hand auger boreholes were logged in accordance with the Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes (NZGS 2005). Hand auger boreholes were backfilled with recovered soil material.

Scala penetrometer testing was undertaken in accordance with NZS 4402 Determination of the Penetration Resistance of a Soil, Hand Method using a dynamic cone penetrometer (NZS 1988).

The approximate location of each test site is presented in Figure 4.1. A summary of the field investigation activities undertaken by BTW is presented in the following sections of this report.

Figure 4.1: Overview map showing geotechnical investigation locations.

4.2 Hand Auger Boreholes

A total of six (6) hand auger boreholes (HA01 to HA06) using a 50 mm diameter auger with in-situ shear vane testing at 0.5 m intervals, were completed by a BTW site engineer on 23 May 2023. Boreholes extended to a depth of approximately 2.0 m and 4.0 m BEGL, where target depth was achieved.

Hand auger borehole HA01 to HA04 were undertaken in the location of the proposed pole shed type dwelling, and hand auger borehole HA05 and HA06 were undertaken in the location of the proposed pole shed type garage.

A summary of the subsurface hand auger borehole investigation is presented in Table 4.1, with approximate test locations presented in Figure 4.1. Final hand auger borehole logs which include associated in-situ testing, and a list of relevant notes and abbreviations used on the logs are provided in Appendix B.

Table 4.1: Summary of subsurface BTW boreholes

Test ID	Type	Northing (NZTM)[1]	Easting (NZTM)[1]	Surface Elevation (Metres, RL) [1,2]	Termination Depth (m, BEGL)
HA01	50 mm diameter Hand Auger and Shear Vane	5668248.94	1679457.92	25	2.0
HA02		5668249.15	1679478.31	25	4.0
HA03		5668241.05	1679457.12	25	2.0
HA04		5668240.84	1679478.22	25	2.0
HA05		5668232.51	1679456.57	25	2.0
HA06		5668225.7	1679456.27	25	4.0

Note 1 Coordinates estimated from onsite measurements (accuracy +/- 3 m). Elevation estimated from NPDC elevation contours (accuracy +/- 2 m).

Note 2 Local mean sea level datum: Taranaki 1970.

4.3 Scala Penetrometer Testing

Scala penetrometer testing was undertaken at the location of hand auger boreholes as indicated in Figure 4.1 and Table 4.1. Results of Scala Penetrometer testing is provided on the hand auger borehole logs presented in Appendix B. All Scala Penetrometers from surface reached target depths to 2.0 m BEGL. Below is a summary of the penetration rates of each Scala Penetrometer at each borehole location.

In general, penetration rates varied from 0.1 to 2.0 m BEGL varied from 14 to 100 mm per blow (1 to 7 blows per 100 mm) to the target depth of 2.0 m BEGL.

4.4 Groundwater

During the investigation, which was undertaken in late autumn conditions (May 2023), groundwater was not intersected. The static groundwater level will likely fluctuate with seasonal variations in precipitation and run-off, tending to rise during periods of prolonged precipitation and decrease during the drier summer months, therefore we would expect the static groundwater level will likely be higher during winter months. As deep excavations (i.e., >4 m) are not anticipated for the proposed development it is unlikely that groundwater will present issues for construction.

5 GEOTECHNICAL ASSESSMENT

5.1 General Soil Stratigraphy and Classification

In general, materials recovered during the intrusive geotechnical investigation comprised two main units, presented below in geological order from youngest to oldest (see Table 5.1)

- Unit 1 – Fill; brown/dark brown, very stiff, non-plastic, moist, Clayey SILT with sand; sand fine to medium.
- Unit 2 – Taranaki Ash; brown/orange, stiff to hard, low plasticity, moist, Clayey SILT with sand; sand fine to medium.

Table 5.1: Summary of geotechnical soil units recovered.

Unit No.	Formation	Approximate Depth of top of layer (Meters, BEGL)	Approximate Elevation to top of layer (Meters, RL)	Approximate layer thickness (Meters)	Estimated Undrained shear strength (Su, kPa)[1]
1	Fill	-	95.6 – 96.1	Up to 0.8	187
2	Taranaki Ash	0.4 (0.0 – 0.8)	95.1 – 96.1	Base not found	83 – 234 +

Note 1: Inferred from handheld shear vane.

5.2 Site Subsoil Category

Based on the subsoil ground profile obtained from the geotechnical investigations and published geological information the site subsoil class is determined to be D (Deep soil sites), in accordance with NZS 1170.5 Section 3.1.3.

5.3 Qualitative Liquefaction Assessment

A simplified qualitative liquefaction screening assessment has been undertaken for the site in accordance with NPDC liquefaction assessment guidelines. This assessment takes into account the results from the site investigation, the geomorphic setting, underlying geology and the depth to groundwater. From this simplified liquefaction assessment, it has been determined that liquefaction damage is *'Unlikely'*. The following geotechnical considerations are noted for this determination.

- Assessment of NPDC liquefaction vulnerability map indicate the site to be located within an area designated as *'Liquefaction Damage is Undetermined'* (NPDC 2021).
- The type of development is considered to be 2: 'Rural-residential setting (lot size 1 to 4 hectares) e.g., a "lifestyle" property.
- The liquefaction assessment adopted is 'Option 3: Simplified Screening Assessment'.
- Given the site walkover observations and the results of the intrusive investigation the geomorphic terrain is determined to be *'Lahars',* and the site is interpreted to be extensively underlain by Late Pleistocene River deposits and Maitahi Formation lahar deposits as discussed in Section 2.2.
- The surface mantle of non-liquefiable materials is considered to be > 4.0 m thick given:
  - Taranaki Ash soils were encountered to a minimum depth of 4.0 m BEGL.
  - From local experience and lab testing the Taranaki Ash soils generally have a plasticity index (PI) of > 12 in the Taranaki region and are therefore not considered susceptible

to liquefaction (MBIE 2021b). Indeed, recent research by Murashev & Tai (2021) indicate that Taranaki volcanic silts are not prone to liquefaction.

— Groundwater was not encountered at the time of investigation to the maximum investigation depth of 4.0 m BEGL.

- There are 'free faces' and sloping ground within close proximity of the proposed development, however, given the anticipated very low liquefaction vulnerability the lateral spreading hazard is considered to be negligible.

The liquefaction vulnerability is therefore considered to be very low and liquefaction damage is considered unlikely. Specific design mitigation to address the impact of liquefaction induced differential settlement or lateral spreading is not required.

5.4 Slope Stability

No obvious signs of slope instability were observed at the time of investigation due to the primarily flat site. A moderately steep slope is present approximately 17 m to the west of the proposed shed and 30 m from the proposed residential development, however, no obvious signs of slope instability were observed. It is recommended that this proposed ~17 m offset if maintained for the development.

The site is offset approximately 40 m from a historical silage pit and as such is protected from any instability that the infill of this silage pit may cause in its immediate vicinity.

6 BUILDING PLATFORM SUITABILITY

6.1 General

Based on the results from the site investigation the soils encountered on site do meet the minimum definition of 'Good Ground' being 'any soil or rock capable of permanently withstanding an ultimate bearing capacity of 300 kPa for bearing capacity, (i.e., an allowable bearing pressure of 100 kPa using an ultimate factor of safety of 3.0)' as defined by NZS3604-2011. This is under the provision that the encountered fill deposits are excavated and replaced where required, and all new foundations are founded directly on natural in-situ Taranaki Ash soils, or suitably compacted hardfill.

Regardless, the proposed pole shed design is outside the scope of NZS3604:2011 and will require Specific Engineering Design (SED).

6.2 Foundation Recommendations

The following SED foundation recommendations are provided for the proposed pole shed type dwelling and a pole shed type garage development:

- Proposed Pole Shed Type Dwelling:
  - Excavation and replacement of the existing ~0.25 m to ~0.5 m thick fill deposit with suitably compacted hardfill.
  - For floor slab design: Conventional concrete slab-on-grade foundation designed and constructed in accordance with applicable portions of NZS 3604:2011 and NZS 4229:2013 Concrete Masonry Buildings. The floor slab may be designed for an ultimate bearing capacity of 300 kPa (i.e., 100 kPa allowable).
  - For pole foundation design: Augured and concrete encased timber piles socketed into the natural in-situ Taranaki Ash soils present at a minimum depth of between ~0.25 m to ~0.5 m. An undrained shear strength (S_u) of 75 kPa, an angle of internal friction (ϕ) of 28 degrees, and a soil unit weight (γ) of 16 kN/m^3 may be adopted for the design.
- Proposed Pole Shed Garage:
  - For pole foundation design: Augured and concrete encased timber piles socketed into the natural in-situ Taranaki Ash soils. It is noted that the natural in-situ Taranaki Ash soils are encountered at a minimum depth of ~0.25 m to the north of the building platform, and ~0.8 m to the south of the building platform, and as such this depth to natural soil should be accounted for in the design.
  - An undrained shear strength (S_u) of 75 kPa, an angle of internal friction (ϕ) of 28 degrees, and a soil unit weight (γ) of 16 kN/m^3 may be adopted for the design.
  - Slab foundation is not provided for the proposed garage as it is understood that the floor will be either bare earth or metaled.

The above statements are based on the discrete testing and observations undertaken by a BTW site engineer. Should the location or form of the proposed building structure be adjusted, or ground conditions be observed that do not meet the description within this report upon excavation, BTW must be contacted to reconfirm the ground suitability and ensure the geotechnical recommendations within this report remain valid.

The SED of foundations shall be undertaken by a suitably qualified and experienced Chartered Professional Engineer familiar with the contents of this report.

7 EARTHWORKS

7.1 General

It is understood that no further earthworks other than the minor earthworks already conducted on site will be undertaken. However, it is important to note that all earthworks, including excavation, preparation of subgrade and backfill should be performed in accordance with the geotechnical recommendations presented within this report and applicable portions of the New Zealand Standard 4431:2022 entitled, 'Engineering fill construction for light weight structures', and New Zealand Standard 4404:2010 entitled, 'Land Development and Subdivision Infrastructure' prepared by Standards New Zealand. All earthworks should be performed under the observations and testing of a suitably experienced and qualified Geo-Professional familiar with the contents of this report.

7.2 Clearing and Site Preparations

Further site clearance is not anticipated, other than the excavation and replacement of fill soils within the proposed dwelling location. It is however important to note that holes resulting from the removal of underground obstructions extending below the finished grade should be cleared and backfilled with engineered fill or other suitable material approved by a suitably qualified and experienced Geo-Professional.

Before the start of earthworks operations, the construction area should be cleared of vegetation and stripped of miscellaneous debris and other deleterious material. Organic matter and all other material that may interfere with the completion of works should be remove from the construction area.

7.3 Compaction

If engineered fill is required (i.e., if fill placement is thicker than 600 mm) then it should be compacted to a minimum of 95 percent of the maximum dry density as determined by NZS 4402: Test 4.1.1, NZ Standard Compaction Test, or other approved testing method. Fill material should be spread and compacted in lifts not exceeding 200 mm in uncompacted thickness.

7.4 Surface Drainage

Positive surface gradients should be provided adjacent to buildings to direct surface run-off away from foundations and slabs toward suitable discharge facilities. Similarly, roof downpipes should be connected to suitable discharge facilities. Ponding of surface water should not be allowed adjacent to buildings or pavements in order to maximise foundation and stormwater performance.

7.5 Temporary Works

Any temporary works or temporary supporting systems (such as showing, sheet piling, platforms, scaffoldings etc.) required for the completion of construction works shall be designed and provided by suitably qualified personal and in accordance with all relevant standards and legislation.

7.6 Cut Slopes

Although not anticipated for the development it is important to note that all cut slopes over 1.0 m high, either temporary or permanent, may require an appropriate hard barrier installed at the crest of the slope in order to prevent public access. Barriers shall be designed and provided by suitably qualified personal and in accordance with all relevant standards and legislation. All cut slopes shall be inspected on site by a Geo-Professional to confirm the soil unit and required cut slope angle.

Offsets from neighbouring properties and / or existing retaining walls may be required. The offset distance will be dependant on the retaining wall height, applied surcharge, and surcharge load foundation type. Site specific recommendations are to be provided by suitably qualified personal at the detailed design phase.

7.7 Construction Supervision

The opinions and recommendations submitted within this report are based on data obtained during on-site geotechnical investigations conducted by BTW on the 23 May 2023. Variations of subsurface conditions from those analysed and described within this report are possible and may become evident during construction.

In that event, it may be advisable to revisit certain analysis and assumptions; therefore, we recommend that a geotechnical engineer or engineering geologist be retained to provide geotechnical services during site earthworks and foundation installation, to observe compliance with design concepts, specification and recommendations presented in this report.

BTW would be happy to provide this service, and our presence would allow modification to design recommendations if unanticipated subsurface conditions are encountered.

8 STORMWATER

8.1 Flood zone – Floor Height

Examination of local topography shows that the proposed building platform location is approximately at 25 m RL. Examination of New Plymouth District Council Proposed District Plan indicate that the site is not located within an area susceptible to flooding, as per the requirements of section E1 (Surface Water) of the New Zealand Building Code (NZBC) and NZS3604:2011 (timber framed buildings).

As the site is essentially flat to very gently graded, the inferred overland flow paths are expected to travel west towards existing pastoral farmland, and towards Lot 1 DP 432478, as assessed by local NPDC contours (see Figure 8.1)

Figure 8.1: Estimated secondary stormwater overland flow paths.

8.2 Onsite Stormwater

The New Zealand Building Code (NZBC) clause E1 Surface Water (MBIE 2020) requires that stormwater discharge from the site is captured in a suitable location. The stormwater design shall be submitted as part of the information supplied with the application for Building Consent.

The volume of onsite storage for capture and disposal shall allow for a 10% AEP design storm with a duration of 1 hour, to meet the requirements of Clause 9.0.5 of the New Zealand Building Code (E1 Surface Water). At this location it is estimated that a 10% AEP storm of 1 hour will have an approximate rainfall intensity of 44.5 mm/hr (RCP Scenario 6.0 2081 - 2100).

The hand auger boreholes carried out indicated soils of a natural in-situ volcanic tephra (Taranaki Ash) comprising clayey silt with some fine to coarse sand overlain by Topsoil. Taranaki ash soils will likely have moderate soakage rate. It is likely that stormwater from roof run-off will be captured and retained for use, with excess roof run-off being discharged to ground, and required not to

cause nuisance as permitted in NZS4404:2010 (Land Development and Subdivision Infrastructure). If onsite stormwater soakage systems are required, then there is sufficient room when considering the size of the lot and the assumed proposed development. Vertical soak holes or horizontal rock filled soakage pits are considered suitable for Taranaki Ash soils.

Any required stormwater management system shall be located within natural in-situ soils, a minimum of 3.0 m away from any building structure or existing or proposed retaining wall, a minimum 1.5 m from a property boundary, and a minimum of 10 m from the crest of any slope.

9 CONCLUSIONS

Building Platform Suitability

- In general, materials recovered during the intrusive geotechnical investigation comprised two main units, presented below in geological order from youngest to oldest:
  - Unit 1 – Fill; brown/dark brown, very stiff, non-plastic, moist, Clayey SILT with sand; sand fine to medium.
  - Unit 2 – Taranaki Ash; brown/orange, stiff to hard, low plasticity, moist, Clayey SILT with sand; sand fine to medium.
- Based on the subsoil ground profile obtained from the geotechnical investigations and published geological information the site subsoil class is determined to be D (Deep soil sites), in accordance with NZS 1170.5 Section 3.1.3.
- The liquefaction vulnerability is considered to be very low and liquefaction damage is considered unlikely. Specific design mitigation to address the impact of liquefaction induced differential settlement or lateral spreading is not required.
- No obvious signs of slope instability were observed at the time of investigation due to the primarily flat site. A moderately steep slope is present approximately 17 m to the west of the proposed shed and 30 m from the proposed residential development, however, no obvious signs of slope instability were observed. It is recommended that this proposed ~17 m offset if maintained for the development.
- The site is offset approximately 40 m from a historical silage pit and as such is protected from any instability that the infill of this silage pit may cause in its immediate vicinity.
- Based on the results from the site investigation the soils encountered on site do meet the minimum definition of 'Good Ground' being 'any soil or rock capable of permanently withstanding an ultimate bearing capacity of 300 kPa for bearing capacity, (i.e., an allowable bearing pressure of 100 kPa using an ultimate factor of safety of 3.0)' as defined by NZS3604-2011. This is under the provision that the encountered fill deposits are excavated and replaced where required, and all new foundations are founded directly on natural in-situ Taranaki Ash soils, or suitably compacted hardfill.
- Regardless, the proposed pole shed design is outside the scope of NZS3604:2011 and will require Specific Engineering Design (SED).
- The following SED foundation recommendations are provided for the proposed pole shed type dwelling and a pole shed type garage development:
  - Proposed Pole Shed Type Dwelling:
    - Excavation and replacement of the existing ~0.25 m to ~0.5 m thick fill deposit with suitably compacted hardfill.
    - For floor slab design: Conventional concrete slab-on-grade foundation designed and constructed in accordance with applicable portions of NZS 3604:2011 and NZS 4229:2013 Concrete Masonry Buildings. The floor slab may be designed for an ultimate bearing capacity of 300 kPa (i.e., 100 kPa allowable).
    - For pole foundation design: Augured and concrete encased timber piles socketed into the natural in-situ Taranaki Ash soils present at a minimum depth of between ~0.25 m to ~0.5 m. An undrained shear strength (S_u) of 75 kPa, an angle of internal friction (ϕ) of 28 degrees, and a soil unit weight (γ) of 16 kN/m^3 may be adopted for the design.

— Proposed Pole Shed Garage:

- For pole foundation design: Augured and concrete encased timber piles socketed into the natural in-situ Taranaki Ash soils. It is noted that the natural in-situ Taranaki Ash soils are encountered at a minimum depth of 0.25 m to the north of the building platform, and 0.8 m to the south of the building platform, and as such this depth to natural soil should be accounted for in the design.
- An undrained shear strength (S_u) of 75 kPa, an angle of internal friction (ϕ) of 28 degrees, and a soil unit weight (γ) of 16 kN/m^3 may be adopted for the design.
- Slab foundation is not provided for the proposed garage as it is understood that the floor will be either bare earth or metaled.

- The SED of foundations shall be undertaken by a suitably qualified and experienced Chartered Professional Engineer familiar with the contents of this report.

Stormwater

- Examination of local topography shows that the proposed building platform location is approximately at 25 m RL. Examination of New Plymouth District Council Proposed District Plan indicate that the site is not located within an area susceptible to flooding, as per the requirements of section E1 (Surface Water) of the New Zealand Building Code (NZBC) and NZS3604:2011 (timber framed buildings).
- As the site is essentially flat to very gently graded, the inferred overland flow paths are expected to travel west towards existing pastoral farmland, and towards Lot 1 DP 432478
- The hand auger boreholes carried out indicated soils of a natural in-situ volcanic tephra (Taranaki Ash) comprising clayey silt with some fine to coarse sand overlain by Topsoil. Taranaki ash soils will likely have moderate soakage rate. It is likely that stormwater from roof run-off will be captured and retained for use, with excess roof run-off being discharged to ground, and required not to cause nuisance as permitted in NZS4404:2010 (Land Development and Subdivision Infrastructure). If onsite stormwater soakage systems are required, then there is sufficient room when considering the size of the lot and the assumed proposed development. Vertical soak holes or horizontal rock filled soakage pits are considered suitable for Taranaki Ash soils.

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APPENDIX A HISTORICAL AERIAL IMAGERY

Figure A 1: 1970 Historical Aerial Imagery (Source: NPDC)

Figure A 2: 2012 Historical Aerial Imagery (Source: NPDC)

APPENDIX B BOREHOLE LOGS

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

SITE PLAN

JOB NO.: 230274

CLIENT:	Heinrich Fourie
PROJECT:	263 Weld Road Lower Building Platform
LOCATION:	263 Weld Road Lower, Tataraimaka

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

INVESTIGATION LOG

HOLE NO.: HA01

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679457.92mE, 5668248.94mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	Values	WATER
Clayey SILT, with minor sand; brown/dark brown. Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0 – 0.4		2, 2, 2, 2, 1			
Clayey SILT, with minor sand; brown/orange. Stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.4 – 1.0		2, 1, 2, 2		83, 67	
1.0m: Becoming very stiff.		1.0 – 1.4		3, 3, 3, 3, 3		175, 58	
1.5m: Becoming hard.		1.4 – 1.8		2, 3, 3, 3		234+, -	
EOH: 2.00m		1.8 – 2.0		5, 4		234+, -	

Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 2.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

BTWCOMPANY
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INVESTIGATION LOG

HOLE NO.: HA02

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679478.31mE, 5668249.15mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	WATER
Clayey SILT, with minor sand; brown/orange. Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0		1, 2		
Clayey SILT, with some sand; brown/orange. Very stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.2		1, 1		
		0.4		3, 3, 3, 4	164, 58	
		0.6				
		0.8		2, 3	200, 50	
1.0m: Becoming Hard.		1.0		2, 3		
		1.2		2, 3		
		1.4		3, 3, 4	234+, -	
		1.6		4, 4, 4		
		1.8		4		
		2.0		6	234+, -	
		2.2				
		2.4			234+, -	
		2.6				
		2.8				
		3.0			234+, -	
		3.2				
		3.4			234+, -	
		3.6				
		3.8				
EOH: 4.00m		4.0			234+, -	

Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 4.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

INVESTIGATION LOG

HOLE NO.: HA03

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679457.12mE, 5668241.05mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	Values	WATER
Clayey SILT, with minor sand; brown . Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0 – 0.4		2, 1, 2, 2, 2			
Clayey SILT, with minor sand; brown/orange. Very stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.4 – 1.0		3, 4, 4, 4, 4, 4		167 58	
		1.0 – 1.4		4, 4, 4, 4		175 67	
1.5m: Becoming hard.		1.4 – 1.6		6, 6		234+ -	
		1.6 – 2.0		5, 5, 5, 5		234+ -	
EOH: 2.00m		2.0 – 4.0					

Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 2.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

INVESTIGATION LOG

HOLE NO.: HA04

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679478.22mE, 5668240.84mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	Values	WATER
Clayey SILT, with minor sand; brown/orange. Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0 – 0.2		1, 2			
Clayey SILT, with some sand; brown/orange. Very stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.2 – 0.4		1, 2, 2		167	
		0.4 – 0.6		3, 3, 3		83	
		0.6 – 0.8		4, 4, 4		167	
		0.8 – 1.0		4		50	
		1.0 – 1.2		5, 5, 5, 5		234+	Groundwater Not Encountered
1.5m: Becoming hard		1.2 – 1.4		5		-	
		1.4 – 1.6		7			
		1.6 – 1.8		6, 5			
		1.8 – 2.0		6, 6		234+	
EOH: 2.00m		2.0 – 4.0				-	

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 2.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

INVESTIGATION LOG

HOLE NO.: HA05

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679456.57mE, 5668232.51mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	Values	WATER
Clayey SILT, with minor sand; brown/orange. Non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0 – 0.2		1, 1, 1			
Clayey SILT, with minor sand; brown/orange. Very stiff; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.2 – 0.4		1			
		0.4 – 0.6		2, 2, 2		184	
		0.6 – 0.8		3		67	
		0.8 – 1.0		2, 2			
1.0m: Becoming hard		1.0 – 1.2		2, 2, 2		200	
		1.2 – 1.4		2, 2, 2		83	
		1.4 – 1.6		3, 3, 3		234+	
		1.6 – 1.8		3, 3, 3		-	
		1.8 – 2.0		3, 3			
EOH: 2.00m		2.0				234+	
						-	

Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 2.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

BTWCOMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

INVESTIGATION LOG

HOLE NO.: HA06

CLIENT: Heinrich Fourie
PROJECT: 263 Weld Road Lower Building Platform

JOB NO.: 230274

SITE LOCATION: 263 Weld Road Lower, Tataraimaka
START DATE: 23/05/2023
CO-ORDINATES: 1679456.27mE, 5668225.70mN (NZTM)
ELEVATION: 25m (TARAHT1970)
END DATE: 23/05/2023
CONTRACTOR: BTW Co. Ltd.
RIG: HA, SV, DCP
DRILLER: BC
LOGGED BY: BC

MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: SV: 3612	WATER
Clayey SILT, with minor sand; brown/orange. Very stiff; non-plastic; moist; sand, fine to medium; [UNCONTROLLED FILL].		0.0 – 0.6		1, 1, 1, 1, 2	187, 67	
Organic SILT; black/brown. Moist; [BURIED TOPSOIL].		0.6 – 0.8		2, 2, 2, 2		
Clayey SILT, with minor sand; brown/orange. Hard; low plasticity; moist; sand, fine to medium; [TARANAKI ASH].		0.8 – 1.0		2	200, 75	
		1.0 – 1.2		3, 4		
		1.2 – 1.4		4, 5		
1.5m: Becoming very stiff.		1.4 – 1.6		6, 6	175, 58	
		1.6 – 1.8		5, 5		
		1.8 – 2.0		6, 6		
2.0m: Becoming hard.		2.0 – 2.2			234+, -	
		2.2 – 2.4				
		2.4 – 2.6			234+, -	
		2.6 – 2.8				
		2.8 – 3.0			234+, -	
		3.0 – 3.2				
		3.2 – 3.4			234+, -	
		3.4 – 3.6				
		3.6 – 3.8			234+, -	
EOH: 4.00m		3.8 – 4.0				Groundwater Not Encountered

PHOTO(S)

REMARKS

Reviewed by: JS
Reviewed date: 24/05/2023
Equipment: 50 mm diameter Hand Auger, Shear Vane and Scala Penetrometer.
Hand Auger Target Depth Achieved at 4.0m BEGL.
Scala Penetrometer Target Depth Achieved at 2.0 m BEGL.
Groundwater Not Encountered.
Coordinates Estimated from On-site Measurements (NZTM).
Elevation Estimated from NPDC Contours (Vertical Datum: Taranaki 1970).

WATER

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

INVESTIGATION TYPE

- ☑ Hand Auger
- ☐ Test Pit

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

GRAIN SIZE DEFINITIONS

Fraction	Type	Subdivision	Size (mm)
Oversize	BOULDERS		>200
	COBBLES		60-200
Coarse grained	GRAVEL	Coarse	20-60
		Medium	6-20
		Fine	2-6
	SAND	Coarse	0.60-2.00
		Medium	0.20-0.60
		Fine	0.06-0.20
Fine grained	SILT		0.002-0.060
	CLAY		<0.002

GRAPHIC LOG

PEAT
CLAY
SILT
SAND
GRAVEL
COBBLES
BOULDERS
TOPSOIL
FILL
BASALT
GREYWACKE
SILTSTONE
SHELLS

MOISTURE CONDITION

Term	Description
Dry (D)	- Looks and feels dry
Moist (M)	- Feels cool, darkened in colour. - Tends to cohere, but no free water.
Wet (W)	- Feels cool, darkened in colour. - Tends to cohere, free water forms when handling.
Saturated (S)	- Feels cool, darkened in colour and free water is present on the sample

USCS SOIL CLASSIFICATION CODES

GW - well graded gravel
GP - poorly graded gravel
GM - silty gravel
GC - clayey gravel
SW - well graded sand
SP - poorly graded sand
SM - silty sand
SC - clayey sand
ML - silt, low plasticity
CL - clay, low plasticity
OL - organic silt / organic clay, low plasticity
MH - silt, high plasticity
CH - clay, high plasticity
OH - organic silt / organic clay, high plasticity
Pt - peat

CONSISTENCY TERMS

Term	Field guide to consistency	Indicative Undrained Shear Strength (kPa)
Very Soft (VS)	Exudes between the fingers when squeezed	<12
Soft (S)	Easily indented by fingers	12 - 25
Firm (F)	Indented by strong finger pressure and can be indented by thumb pressure	25 - 50
Stiff (St)	Cannot be indented by thumb pressure	50 - 100
Very Stiff (VSt)	Can be indented	100 - 200
Hard (H)	Difficult to indent	>200

RELATIVE DENSITY

Term	Density Index %
Very dense	> 85
Dense	65 - 85
Medium Dense	35 - 65
Loose	15 - 35
Very Loose	< 15

WATER

- Level (date observed)
- Inflow
- Outflow
- Complete Loss

PLASTICITY (fine grained soil)

Term	Range of liquid limit for silt	Range of liquid limit for clay
Dilatent	Not applicable	Not applicable
Non-Plastic (NP)	Not applicable	Not applicable
Low Plasticity (LP)	≤50	≤35
Medium Plasticity (MP)	Not applicable	35 and ≤50
High Plasticity (HP)	>50	>50

GRADING (Gravel & Sands)

Term	Description
Well Graded (WG)	Having good representation of all particle sizes from the largest to the smallest.
Poorly Graded (PG)	With one or more intermediate sizes poorly represented.
Uniform	Essentially of one size.
Gap Graded	With one or more intermediate sizes absent.

Core Penetration Test (CPT)

LIQUEFACTION POTENTIAL INDEX (LPI)

Very High Risk
High Risk
Low Risk

SOIL BEHAVIOUR TYPE (SBT) - ROBERTSON ET AL. 1986

0 Undefined
1 Sensitive fine-grained
2 Clay - organic soil
3 Clays: clay to silty clay
4 Silt mixtures: clayey silt & silty clay
5 Sand mixtures: silty sand to sandy silt
6 Sands: clean sands to silty sands
7 Dense sand to gravelly sand
8 Stiff sand to clayey sand
9 Stiff fine-grained

Notes

Terms and values based off of the New Zealand Geotechnical Society Soil and Rock Field Guide

Notes:

This plan is produced for the sole purpose of obtaining Resource Consent. The use of this drawing for any other purpose is at the owners risk.

The Blue Marble memo reference in this drawing is NPDC SUB 22/48035 Lot 2 DP 484251, 263 weld road lower dated august 2024

The heights of the existing building within the proposed covenant area has been surveyed (20.11.2024) and I confirm that the maximum height above the ground is 5.5m.

Legend

- Proposed Covenant Area
- Legal Boundary(calculated)
- Indicative Boundary

Prepared by:
K. Preston
Licensed Cadastral Surveyor

10 0 10 20 30 40 50 60m
SCALE 1 : 1250

BTW COMPANY
SURVEYING
ENGINEERING
PLANNING
ENVIRONMENT

SITE PLAN

LOCAL BODY	New Plymouth District Council
PROJECT No.	230274
A3 SCALE	AS SHOWN
SURVEYED	P. LOFTHOUSE 12/20.11.2024
DRAWN	S. HICKEY 28.03.2025
CHECKED	K.PRESTON 28.03.2025

TITLE
FOURIE
263 WELD ROAD, OAKURA
COMPRISED IN: RT 1090181

ORIGINAL SIZE	DRAWING No	SHEET	REVISION
A3	230274-SU-01	1	B2

File Name: C:\12dStata\BTW12D\230274 - Heinrich Fourie_5871\07 Drawings\230274-01 SITE PLAN.dwg - A3 SCHEME PLAN Plot Date: 28/03/2025 Plot Time: 11:42

May 2025

Landscape Memo - Addendum

NPDC SUB22/48035

Lot 2 DP 582431

263 Weld Road Lower

LANDSCAPE ARCHITECTS NP.NZ EST.1992

bluemarble

A world of difference

Landscape Addendum

1. Introduction

1.1. To avoid unnecessary duplication this addendum should be read in conjunction with my earlier Landscape Memo dated August 2024 Revision 1. To the extent this addendum is different to my earlier Landscape Memo, this addendum should be read as superseding it.

1.2. The purpose of this addendum is to provide an updated assessment of landscape and visual effects, including based on the recent amendment to the application that limits the footprint of any residential dwelling to a maximum of 216m^2 in the prescribed location. This reduced maximum footprint (previously proposed to be 500m^2) is shown on the **attached** updated Site Plan prepared by BTW Company dated 28/3/2025.[1]

1.3. This addendum does not address submissions received on the application, which are currently being worked through by the applicant team.

1.4. Based on legal/planning advice received, this addendum also addresses, among other things, the difference in effects experienced from the relevant neighbouring properties between:

(a) the "Consented Dwelling": a realistic (400m^2 footprint)[2] dwelling within the large (2,834m^2) footprint prescribed in the existing consent notice, and associated residential use;[3] versus

(b) The "Proposed Dwelling": the constructed northern building within the 216m^2 dwelling footprint now sought to be authorised, and associated residential use (or, for completeness, any replacement).[4]

1.5. This assessment focuses on the effects on the neighbouring properties as listed in paragraph 51 and shown on Figure 5 of the notification report and recommendations accompanying the Council's notification decision dated 30 December 2024.

1.6. In undertaking an assessment of potential effects on neighbouring properties, consideration is given to the land use and level of effect on each neighbouring property. As outlined in the application material, it is noted that an existing building currently occupies the 216m^2 dwelling footprint now sought to be authorised.

2. The existing consent notice and the Consented Dwelling

2.1. In assessing landscape character visual amenity effects associated with the current consent notice requiring any dwelling to be within the consented 2,834m^2 footprint (i.e. the Consented Dwelling

[1] On 31 March the applicants formally amended the application so that the footprint prescribed by the proposed amended consent notice condition is the reduced footprint set out in the updated **attached** Site Plan. As outlined, the new proposed footprint area is less than 216m^2, compared to the nearly 500m^2 footprint previously proposed.
[2] Reasons for adopting a 400m^2 dwelling footprint are outlined below.
[3] This scenario includes the existing constructed buildings and adopts the existing consent notice conditions.
[4] This scenario includes the existing southern building and adopts the relevant existing consent notice conditions.

outlined at paragraph 1.4(a) above), this report adopts a 'realistic' dwelling that complies with the other consent notice conditions and the permitted standards of the Proposed District Plan (PDP-AV).

2.2. By way of guidance as to what is 'realistic', the Rural Production Zone in the PDP-AV provides no maximum floor area for residential units in the Rural Production Zone on sites greater than 4ha.[5] Therefore, an argument could be made that the PDP-AV permits a dwelling to be constructed up to the maximum footprint specified in the existing consent notice (2,834m^2). However, this addendum takes a conservative/realistic approach and assesses a dwelling in the order of 400m^2 (this was the maximum permitted footprint under the Operative District Plan). Although large, houses of this size do occur.

2.3. Therefore, for this assessment, for the purposes of the Consented Dwelling scenario outlined in paragraph 1.4(a) above I assess the effects of a dwelling with a footprint of 400m^2, with the additional controls as prescribed in the consent notice, listed below. This is not a permitted baseline argument, but rather a pragmatic scenario of what is authorised to occur under the existing consent notice. For the purposes of this assessment, I have assumed that the existing environment for the Proposed Dwelling scenario in 1.4(b) above does not include a building within Area Z.

Lot 2

A maximum of one habitable dwelling shall be permitted on Lot 2 LT 582431. This building shall be located within the Area marked 'Z' on Lot 2 LT 582431. The habitable building shall not be erected outside of the Area marked 'Z' on Lot 1 LT 582431.

No habitable buildings shall exceed 5.5m in height above existing ground level.

Roofs of all new buildings (habitable and non-habitable) shall be a recessive shade (less than 20% Light Reflectance Value (LRV)).

Cladding materials (including walls and gable ends, excluding glazing and joinery) of all new buildings (habitable and non-habitable) shall be a recessive shade (less than 40% Light Reflectance Value (LRV)).

Water tanks and guttering shall be a recessive shade, with a light reflectance value (LRV) of less than 25% LRV.

Any fencing of new boundaries shall consist of post and rail, or wire post and batten fencing.

No closed board fencing taller than 1.2m high should be located further than 10m from any building (taller fencing within 10m of dwellings is permitted to enable privacy of courtyards etc).

No external point sources of light shall be visible from outside the Lots. All external light fittings shall be 'hooded 'and cast down.

Any cut or fill batters greater than 1.5m in height should be laid back at an angle suitable for planting or grassing. This angle should be no steeper than 1:1

Building foundations for Lot 2 LT 582431 shall be designed by a suitable qualified engineer.

[5] In the PDP-AV there is no maximum gross floor area for any buildings on the site (other than for rural produce activities (40m2) and intensive indoor primary production (6,000m2)).

3. Visual Amenity

3.1. In assessing visual amenity effects, I am mindful of the distinction between view and visual amenity. Visual effects are a measure of the consequence of visual change on landscape values, not a measure of visual change or visibility. In assessing the visual amenity from each property, I base the level of effect on the extent to which the potential loss of view affects the occupants' 'living condition'. Relevant factors include dominance effects from buildings, and whether the proposal is 'overly intrusive'. Parameters influencing my assessment include distance, orientation to viewpoint, extent of view occupied, backdrop, perspective depth (complexity of the intervening landscape) and the nature of the viewpoint.

3.2. Although the PDP-AV does not generally protect views except through specific viewshaft rules, there can come a point where, by virtue of the proximity, size, and scale, a proposal renders a living area sufficiently unattractive that it becomes unacceptable. This level of effect – where a loss of view affects pleasantness and coherence to the point where a proposal materially alters the viewer's sense of place — is, in my view, consistent with the definition of amenity values in the RMA: "*Amenity values means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."*

3.3. Furthermore, views from dwellings and outdoor living areas have a greater potential to affect visual amenity than from working paddock areas. In the context of the subject site and proposal, there are many properties and dwellings around the site (ten are identified in the notification decision), most of which see each other. The position, orientation, and nature of their views do not suggest that they are particularly adverse to seeing other dwellings. Buildings form a significant presence in this location.

4. Assessment

4.1. As described in the introduction, this assessment addresses the effects of the updated proposal, including (among other matters) the assessment framework set out in paragraph 1.4 above. It focuses on the effects from the neighbouring properties. The table overleaf lists each neighbouring property and assesses the potential effect of the proposal on their visual amenity. The "Magnitude of Effect" columns summarise the magnitude of effect for two scenarios.

- The Consented Dwelling: a 400m^2 dwelling within the consented footprint, and associated residential use, adopting the consent notice design controls (listed in paragraph 2.3) [paragraph 1.4(a) above].[6]
- The Proposed Dwelling: the existing northern building (or, for completeness, any replacement) within the 216m^2 dwelling footprint now sought to be authorised, and associated residential use, adopting the relevant[7] consent notice design controls (listed in paragraph 2.3).[8]

[6] This scenario includes the existing constructed buildings.
[7] The proposed dwelling location is not within the footprint identified in the existing consent notice, so this element of the existing consent notice is not relevant to the proposal.
[8] This scenario includes the existing southern building.

4.2. Summary:

There are no properties that will experience potential effects on their visual amenity associated with the proposal beyond *very low*.

For context, even ignoring new planting, in reality the only likely additional effects from a the Proposed Dwelling compared to the existing northern building are from possible night lighting and outdoor amenity areas and the creation of outdoor amenity areas. Regarding lighting, sheds are generally not occupied at night.

Buildings form a significant presence in this location. Night lighting represents a very low effect as surrounding neighbours are likely indoors and generally unaware of lighting associated with dwellings. Regarding outdoor amenity areas (e.g. barbecue areas, decking/courtyards), these are likely positioned on the northern side of the building - invisible from most neighbouring properties. Where visible, the level of effect is reduced by distance and the nature of outdoor activity (movement of people, gatherings) which is intermittent. New planting will assist to soften or screen views over time.

For further context in terms of the assessment of effects, I understand that the proposal would be a permitted activity under the PDP-AV and all of the relevant Rural Production Zone Effects Standards would be met.

Overall, in my opinion the effects of the proposal, including the difference in effects between the Consented Dwelling described in scenario in paragraph 1.4(a) (the second to right hand column in the table below) and the Proposed Dwelling described in 1.4(b) (the right-hand column in the table below) are acceptable with respect to visual amenity effects on all neighbours. Indeed, for some neighbours the effects of the proposal will be positive. Even if a house of 200m2 or 300m2 was assumed for the "Consented Dwelling", then the difference in effects between the consented Dwelling and the Proposed Dwelling would remain less than minor.

For completeness, I also consider that any wider landscape/rural character impacts will be acceptable.

4. Conclusion

4.1. This memo considers that the effects on neighbouring properties from the proposal are assessed as no greater than *very low*. Further, for some neighbours the effects of the proposal are lower than those

that would arise if a dwelling was located within Area Z on the Subdivision Scheme Plan (i.e. within the consented footprint) and the existing buildings remained as sheds.

Richard Bain

Landscape Architect

Viewer Address	Assessment of Effect	Magnitude of effect assuming a dwelling in the consented position (and the existing buildings) ["Consented Dwelling"; para 1.4(a)]	Magnitude of effect of the northern existing building as a dwelling (the proposal) ["Proposed Dwelling"; para 1.4(b)]
271 Weld Road Lower Lot 3 DP 582431	There are views into parts of the consented building area at a distance of approx. 50m, including a direct view from a large facing window. Therefore, a dwelling that complies with the consent notice conditions and PDP-AV parameters in this position (the Consented Dwelling) would be visible albeit it is below them and they would see over it. The existing northern building is visible but at a slightly peripheral orientation from the house and outdoor living area at a distance of approx. 140m (to the eastern side of the building restriction area). This view will be substantially screened (in time) with the planting of Lombardy poplars at the base of the embankment below this property. Under the Consented Dwelling scenario, seen in combination, this property would see three structures, one dwelling and two sheds. The proposal (the existing northern building as a dwelling of 216m^2) results in two buildings being visible - one shed and one dwelling. The difference between a shed versus a dwelling creates negligible visual difference from that presently experienced - the building's form and colour remain unchanged. Development associated with the Proposed Dwelling (e.g. outdoor living areas) is likely to be on the northern side which will be visible but, due to distance, orientation, and the portion of their view occupied by the proposal, will create only very low effects.	Upper end of Low adverse (Minor)	Very low (Less than minor)
249 Weld Road Lower Lot 1 DP 582431	There is no view of the consented building platform area as the dwelling at 249 overlooks it. Area Z on the Subdivision Scheme Plan was created to ensure that any new dwelling would not be visible from 249 Weld Road Lower. Therefore, a dwelling that complies with the consent notice conditions and PDP-AV parameters in this position (the Consented Dwelling) would not be visible in the lower foreground and the larger landscape would dominate. Concerning the proposal, this property has a view of the existing buildings at a distance of approx. 220m. Views are from an elevated position, so the existing buildings form a small part of the wider view. If the northern building is a dwelling (as proposed), the view of the dwelling could be screened over time with planting on the southern boundary, but the effects would be virtually the same as at present, as activity and infrastructure associated with a dwelling are likely to be on the northern side where they are less visible from this neighbour.	No change (nil)	Very Low (Less than minor)
247 Weld Road Lower Lot 2 DP 393350	Number 247 has a potential view of the consented building platform area depending on which part of the Area Z a dwelling is positioned (Area Z is not flat). Therefore a dwelling that complies with the consent notice conditions and PDP-AV parameters in this position (the Consented Dwelling) would create visual change. However, this property looks directly down the valley towards the sea - a view that currently includes the existing buildings at a distance of approx. 240m, noting that the most southern building (shed) on the site is the most directly visible. The proposal will not create a new element in the landscape. Existing planting will screen views of both the existing southern shed and the Proposed Dwelling.	Upper end of Low adverse (Minor)	Very Low (Less than minor)

Viewer Address	Assessment of Effect	Magnitude of effect assuming a dwelling in the consented position (and the existing buildings) ["Consented Dwelling"; para 1.4(a)]	Magnitude of effect of the northern existing building as a dwelling (the proposal) ["Proposed Dwelling"; para 1.4(b)]
	In terms of building form and colour, the existing buildings create a virtually identical visual effect to those created by the proposal as development associated with a dwelling (e.g. outdoor living areas) would likely be on the northern side - not visible from 247.		
247a Weld Road Lower Lot 2 DP 500285	This property has a potential view of the consented building platform area depending on which part of the Area Z a dwelling is positioned (Area Z is not flat). Therefore, a dwelling that complies with the consent notice conditions and PDP-AV parameters (the Consented Dwelling) would create some visual change from that presently experienced. The existing view includes the two existing buildings to the north east at a distance of approximately 320m. The proposal (the northern building as a dwelling) will not create a new landscape element and any potential visual change is reduced by distance and that any additional development associated with a dwelling (e.g. outdoor living areas) would likely be on the northern side. Further, views will be screened with existing planting (not yet mature) on the southern side of the building's platform area along the top of the subject site's embankment. In terms of building form and colour, the existing buildings create a virtually identical visual effect to those from the proposal.	Lower end of Low adverse (Less than Minor)	Very Low (Less than minor)
247c Weld Road Lower Lot 1 DP 500285	This property has a potential view of the consented building platform area depending on which part of the Area Z a dwelling is positioned (Area Z is not flat). Therefore, a dwelling that complies with the consent notice conditions and PDP-AV parameters (the Consented Dwelling) would create some visual change from that presently experienced. The existing open view includes the two existing buildings at a distance of approximately 153m. The proposal (the northern building as a dwelling) will not create a new built element within their northern aspect and will be screened with planting (not yet mature) on the southern side of the building platform area along the top of the subject site's embankment. In terms of building form and colour, the existing buildings create a virtually identical visual effect to those created by the proposal. Development and activity associated with the proposal (e.g. outdoor living areas) would likely be on the northern side - not visible from 247c.	Upper end of Low adverse (Minor)	Very low (Less than minor)
247b Weld Road Lower Lot 2 DP 432478	This property has a relatively new dwelling (in addition to one existing) that does not have views of the original consented building platform, nor is there a view from the other dwelling and the wider property. Therefore, if a dwelling was constructed within Area Z (the Consented Dwelling) there would be no visual change.	No change (nil)	Very low (Less than minor)

Viewer Address	Assessment of Effect	Magnitude of effect assuming a dwelling in the consented position (and the existing buildings) ["Consented Dwelling"; para 1.4(a)]	Magnitude of effect of the northern existing building as a dwelling (the proposal) ["Proposed Dwelling"; para 1.4(b)]
	Concerning the proposal, only the southernmost building (shed) is visible. The effect of the northern most building as a dwelling (the proposal) will not be visible beyond the southernmost shed due to orientation and planting along the top of the intervening embankment.		
Weld Road Lower Lot 1 DP 432478	This property contains a new dwelling at its northern end which has no views of the consented building site or existing buildings. This property also includes a recently consented dwelling not yet constructed. The dwelling is consented to be single-storey and oriented due east. The distance between the consented dwelling and existing Fourie buildings is approx. 65m. The consent conditions include mixed native planting along its eastern boundary - the boundary shared with the Fourie property. This planting is installed and is presently approx. 1.5m tall. The Fouries have planted a row of Lombardy Poplars 2m inside their boundary. Given the existing planting on both properties the level of visibility of the existing buildings is very low. Once the vegetation is mature there will be no views of the Fourie buildings. There are no views of the consented building platform area.	Very low (Less than minor)	Very Low (Less than minor)
Weld Road Lower Lot 2 DP 486355	This is an open paddock and the subject site's northern neighbour. There is currently no dwelling on the property and no boundary planting so there are potentially open views. While a future dwelling could have views of a dwelling on the consented building platform area and of the existing buildings, these views are to the property's south and therefore unlikely to be their primary view. It is reasonable to assume that any future dwelling on this property would be oriented to the north and therefore away from the subject site. Given this, the property would likely experience minimal effects from any development on the subject site, including the proposal (the Proposed Dwelling).	Very low (Less than minor)	Very low (Less than minor)
283 Weld Road Lower Lot 1 DP 486355	There are no views of the subject site from this property except for a possibly narrow peripheral view from upstairs of the consented building platform area (Area Z). This property contains a substantial quantity of vegetation which prevents any material views of the subject site, whether that be of the consented building area in combination with the existing buildings (the Consented Dwelling) or of the proposal alone.	Very low (Less than minor)	Very low (Less than minor)
255 Weld Road Lower Lot 1 DP 484251	This property has no view of the consented building platform area from its dwelling or outdoor living areas. Therefore, a dwelling that complies with the consent notice conditions and PDP-AV parameter (the Consented Dwelling) would create no visual change from that presently experienced. There are limited views of the existing northern building (the Proposed Dwelling). While potential views are from an elevated position, they are primarily from their western paddock with only glimpse distant views from the dwelling. The proposal forms only a small part of the wider view. The proposal is also well outside the viewshaft (Area AA on the consented Subdivision Scheme Plan).	No change (nil)	Very Low (Less than minor)

Notes:

This plan is produced for the sole purpose of obtaining Resource Consent. The use of this drawing for any other purpose is at the owners risk.

The Blue Marble memo reference in this drawing is NPDC SUB 22/48035 Lot 2 DP 484251, 263 weld road lower dated august 2024

The heights of the existing building within the proposed covenant area has been surveyed (20.11.2024) and I confirm that the maximum height above the ground is 5.5m.

Legend

- Proposed Covenant Area
- Legal Boundary(calculated)
- Indicative Boundary

Prepared by:

K. Preston

Licensed Cadastral Surveyor

10 0 10 20 30 40 50 60m

SCALE 1 : 1250

BTW COMPANY

SURVEYING
ENGINEERING
PLANNING
ENVIRONMENT

SITE PLAN

LOCAL BODY	New Plymouth District Council
PROJECT No.	230274
A3 SCALE	AS SHOWN
SURVEYED	P. LOFTHOUSE 12/20.11.2024
DRAWN	S. HICKEY 28.03.2025
CHECKED	K.PRESTON 28.03.2025

TITLE
FOURIE
263 WELD ROAD, OAKURA
COMPRISED IN: RT 1090181

ORIGINAL SIZE	DRAWING No	SHEET	REVISION
A3	230274-SU-01	1	B2

File Name: C:\12dStatat\BTW12D\230274 - Heinrich Fourie_5871\07 Drawings\230274-01 SITE PLAN.dwg - A3 SCHEME PLAN Plot Date: 28/03/2025 Plot Time: 11:42