

APPLICATION FOR SUBDIVISION CONSENT

On behalf of: **Number Seven Stirling Limited**

With respect to: **Lot 3 DPS 7023**

Located at: **7 Stirling Street,
Te Aroha**



Report Details:

Job Ref: 2420

Property Ref: 7 Stirling Street, Te Aroha

Prepared for: Matamata-Piako District Council

Project Status: Subdivision Consent

Revision: 1.0

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Project Details in Brief:

Applicant	Number Seven Stirling Limited
Location	7 Stirling Street, Te Aroha
Legal Description	Lot 3 DPS 7023, Lot 2 DP 7023 (ROW)
Registered Title	SA15D/565 & SA2009/2 (ROW)
Area	1011m ²
Territorial Authority	Matamata-Piako District Council
Zoning	Residential Zone (Refer Planning Map in Appendix C)
Application	Subdivision Consent for the creation of two residential lots. Land Use Consent for a side yard encroachment. Right of Way over part of adjoining property.
Applicable Rules	Rule 6.1.2 (b) Subdivision in the Residential Zone – Controlled Rule 6.2.15 Subdivision General Performance Standards Existing Buildings to Comply – Restricted Discretionary
Overall Activity Status:	Restricted Discretionary

1.0 Introduction:

Application for subdivision consent is being made pursuant to Section 88 of the Resource Management Act 1991 (RMA).

The proposal seeks to create one additional title from one parent lot and create a Right of Way for access to one of the new lots over an adjoining property. This report and supporting information serve as the assessment of effects on the environment as required by the RMA.

Number Seven Stirling Limited is doing the subdivision on behalf of Boxkan Limited.

2.0 Existing Site Description:

The subject property located to the northern outskirts of the Te Aroha and is zoned for residential use. The northern boundary abuts onto rural residential land.

The property is held in Computer Freehold Register SA15D/565, created on the 13th of December 1973. There are no encumbrances which preclude this development from occurring. The adjoining property is held in RT SA2009/2.



Figure 1: Planning Map



Figure 2: Aerial View

The parent lot contains one dwelling, a garage and carport which are accessed from an existing vehicle crossing on Stirling Street. The site topography is flat with a slope on the mid-west boundary to the adjoining property. The existing house has all residential services.

ACCESS

The existing vehicle crossing is in the centre of the property, is unsealed and provides access to the existing buildings. The crossing is off Stirling Street which is a local road as defined by the roading hierarchy table in rule 9.1.2. Stirling Street terminates about 40m west of the property. The cesspits and end of the kerb and channel are about 20m west of the property.

WATER SUPPLY

There is an existing water connection, at the southeast corner, servicing the dwelling which connects to the 100mm diameter water main in the berm of Stirling Street. There is a Fire Hydrant in front of the adjoining property to the north.

WASTEWATER DISPOSAL

There is an existing Sewer Main running in the berm of Stirling Street. The main is deep and can service all of the property.

STORMWATER DISPOSAL

The existing dwelling has existing stormwater soakage. A stormwater soakage assessment has been conducted with good results, the soakage test results are shown in Appendix F. The nearest public stormwater system is the cesspits at the end of the sealed road, about 20m west of the property.

ELECTRICITY AND TELECOMMUNICATIONS

The existing dwelling is serviced by existing connections to electricity and telecommunications services. These connections will remain in place at the completion of the development. The existing services can provide new connections for Lot 2.

3.0 Description of Proposal

INTRODUCTION

This application seeks consent for a Restricted Discretionary activity subdivision under the Operative Matamata-Piako District Plan, being the predominant planning document to be considered in assessing this application.



Figure 3: Proposed Site Plan

RESIDENTIAL LOTS

The lots can comply with all of the developmental controls outlined in section 3.1 for development within the Residential Zone and the performance standards for all activities in section 5.9.

It is proposed to create one additional title from an existing lot as detailed below:

Lot 1 is 479m². Access is provided by the existing vehicle crossing and will retain the existing services. The existing garage will be relocated clear of the new boundary, either by moving it all or removing the part over the boundary.

Lot 2 is 533m² total and 450m² net. Access will be provided by a new vehicle crossing and access leg shown on the site plan in Appendix B. Lot 2 will require all new services. The access leg to Lot 2 will only be 3.00m wide, because of the location of the existing dwelling. This is 0.5m less than the minimum required. Therefore, a narrow Right of Way will be created over the adjoining property to make a complying 3.5m wide access. The access leg requires some filling to provide a relatively flat driveway. The fill required is only about 100m³ and is only along the access leg. It is a Permitted Activity.

4.0 Reasons for Consent

OPERATIVE DISTRICT PLAN PROVISIONS

The property is zoned residential. Therefore, this proposal can be assessed under the provisions of Rule 3.1.

Criterion	Lot 1	Lot 2
Household recreational space (HRS) no less than 80m ² in area with a minimum width of 3m.	Yes	Yes
HRS contains a 6m diameter circle on the N, E, or W of dwelling	Yes	Yes
HRS to be located clear of parking and manoeuvring space	Yes	Yes

Maximum height of 9m and able to comply with the 2m/45° daylighting restriction.	No. A portion of the existing building cannot comply with daylighting, this is an existing situation that shall remain unchanged. The existing garage does not currently comply however will once relocated or removed. The rear of the dwelling encroaches the daylighting restriction with the existing levels but will comply when the filling has been done.	Yes. Any future building can be designed to be within these vertical building envelope restrictions.
Site coverage not to exceed 35% exclusive site area	Yes. Site coverage is 31.2% if the garage relocation is included in the calculation. It is less if the garage is made smaller or removed.	Yes. Any future building can be designed to comply.
Yards – Front 5.0m, side 1.5m, rear 1.5m & rear site yards 1.5m	No. The bulk of the existing dwelling is compliant other than the open deck which encroaches into the side yard. The encroachment is only an open deck and there is no access from the deck to Lot 2 in this vicinity. The deck is much higher than the access.	Yes. The garage is to be relocated on Lot 1 or removed.
Siting of parking facilities	Yes. Two carparks with manoeuvring are available.	Yes. Two carparks with manoeuvring are available
Access, parking, loading, and manoeuvring	Yes. the existing crossing complies with criteria in section 9 as assessed below.	Yes. the new crossing will comply with criteria in section 9 as assessed below. The Right of

		Way will provide a 3.5m wide access.
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In addition, Rule 3.1 requires that all subdivisions are to comply with the relevant performance standards set out in the General Performance Standards of Section 5, which are detailed below.

- 5.9.1(i) – Stormwater – Complies. The existing dwelling disposes of stormwater to ground soakage, which will continue post-subdivision. Any new buildings can also go to soakage. A consent notice to that effect can be put on the new title.
- 5.9.1(ii) – Wastewater – Complies. The existing dwelling has a connection to the public line. A new connection will also be able to be made from the public line for Lot 2.
- 5.9.1(iii) – Water Supply – Complies. The existing dwelling has a connection at the road frontage. A new connection to the Council reticulation will be able to be made and will run up the access leg for Lot 2.
- 5.9.1(iv) – Transportation – Complies. The Right of Way provides a complying width.
- 5.9.1(v) – Other Reticulation – Complies. Existing infrastructure will serve lot 1, with additional infrastructure being installed to connect Lot 2 to telecommunications and electricity supplies.
- 5.9.1(vi) – Firefighting Water Supply – Complies. There is a fire hydrant outside the adjoining property to the north in the berm and another at the bend in the road 100m to the northeast.
- As per section 6.2 (i) of the District Plan all subdivisions must comply with the general performance standards for subdivision, standards that are applicable are listed below.
- 6.2.4(i)(ii) – Development Suitability/Building site – Complies. A 10 x 15 m building platform is shown on each lot and a subdivision suitability report (found in appendix D) ascertains the lands suitability for the proposed development.
- 6.2.5 – Development Contributions – We expect that Council will impose development contributions as a condition of consent for Lot 2.
- 6.2.15 – Existing buildings to Comply – Does not comply. A portion of the existing dwelling does not comply with daylighting or building setbacks as previously mentioned.

SUMMARY

As illustrated above the proposal complies with the majority of development controls, had there not been any breaches the activity could have been assessed under section 6.1.2(b) which describes subdivisions within the residential zone with minimum nett lot sizes of 450m² as a **Controlled Activity**.

The following breaches for which dispensation is sought alter the proposals overall status from Controlled to **Restricted Discretionary**.

Rule 6.2.15 Subdivision General Performance Standards, Existing Buildings to Comply – as discussed, the existing building does not comply with the building envelope controls, as this rule requires existing buildings to comply the status for this activity is **Restricted Discretionary**. The open deck attached to dwelling is within the side yard. This is allowed as it is an open deck and is similar to a carport in this regard.

The access leg to the rear lot is only 3.0m wide. Therefore, a narrow Right of Way is proposed over the adjoining property to create a complying width of 3.5m. The actual physical driveway may not even be built on this area however it does provide the full width required.

Therefore, we have undertaken an evaluation of the proposal against assessment criteria for **Restricted Discretionary** activities as per section 1.4 of the District Plan.

5.0 Restricted Discretionary Activity Criterion

Criterion	Comment
1.4.1 Visual i. The visual effects of an activity or work will be assessed in terms of the likely effect on: 1. The surrounding environment and general landscape character (including ridgelines and view planes) with particular consideration of public roads, public reserves, identified significant features, Residential zones, dwellings in Rural zones, or marae in the vicinity of the proposed facility; 2. Design elements in relation to the locality, with reference to the existing landscape character of the locality and amenity values; 3. The mitigating effects of any proposed Landscaping. ii). In making an assessment of visual impact regard shall be had to: 1. The scale of the facility or building; 2. Height, cross sectional area, colour and texture of structures and buildings; 3. Distance of structures to site boundaries, the degree of compatibility with surrounding properties;	The visual effects of the activity are no more than minor, there are developments similar in nature within the immediate vicinity of the proposal. The proposal is in keeping with the urban character & District Plan provisions. Due to the residential nature of the proposal, there will be no anticipated increase to lighting other than what would be expected from residential dwellings for which the area is zoned for.

4. Site location in terms of the general locality, topography, geographical features, adjoining land use, i.e. landscape character, rural houses; 5. Proposed planting, fencing and other landscaping treatments; 6. The intensity of lighting when viewed from a distance should not be out of character with the environment in which the installation is situated; 7. Lights should be directed and positioned as far as practicable so as to prevent spill or light adversely affecting the use and enjoyment of adjoining properties; 8. Increased movement resulting from the activity.	
1.4.2 Noise effects i. The Council shall ensure that existing activities are not adversely affected by the proposal. In determining appropriate noise levels, Council shall have regard to the noise environment of the locality in which it is proposed to site the facility and the practicality of reducing noise from the utility components;	The proposed activity will not generate any excessive noise, other than what would normally be expected from the construction and use of residential dwellings.
1.4.3 Stormwater and effluent effects. The proposal shall be designed and maintained in a manner which prevents as far as practicable, pollution or contamination of ground or water or Council's stormwater system. Techniques such as bunding, impermeable layers under bunds and interceptors may be required. The extent of measures required will be determined after consideration of the Building Code and the sensitivity of the receiving environment to discharges.	Any stormwater will be disposed of onsite, a design for any new dwelling can be done at Building Consent stage. A consent notice to that effect can be put on the new title. As the development is residential there are no anticipated effluent effects to harm the local environment, sewerage can be disposed of in council sewer mains.
1.4.4 Traffic and access	As discussed in section 4 of this report the existing crossing is complies with the bulk of developmental controls. The access leg to Lot 2 complies. A new crossing will be required for Lot 2.
1.4.5 Parking and loading.	All lots comply with the minimum parking and manoeuvring requirements.
1.4.6 Social and heritage effects. The likely impact of construction, operation and maintenance activities including those in residential and rural areas, marae, public reserves and identified significant features (Particularly the function of community and recreational facilities in the vicinity of the proposed facility)	Any impacts will be due to the construction, operation, and maintenance of residential activities for which allowances have been made for in the District Plan.
1.4.7 Wind Effects	

The effects of the structures on the micro wind climate of the neighbourhood particularly adjacent to residential, marae and recreational facilities.	There will be no negative wind effects created by the creation of the additional lots. The area is in a high wind zone which will not change.
1.4.8 Odour effects and air emissions. The effect of, and the probability of, offensive odours and particulate matter from the operation of facilities and in particular the operation of sewage treatment and disposal facilities and solid waste management disposal sites.	The residential nature of the proposal indicates that any negative effects will be within what is acceptable for normal residential dwellings for which the area is zoned.
1.4.22 Development Contributions. As a condition of consent for any discretionary or non-complying activity Council may require the payment of a Development Contribution to avoid remedy or mitigate any adverse off-site effects generated by the activity. See Section 7: Development Contributions.	We anticipate the standard development contributions.

6.0 Notification Assessment

CONTEXT

Section 95A of the Resource Management (Simplifying and Streamlining) Amendment Act outlines the requirements for public notification, as shown in the table below.

Step	Applies?
Step 1 <i>An application must be publicly notified if:</i> - The applicant requests public notification - Public notification is required under section 95C. - The application is made jointly with an application to exchange recreation reserve land.	No. The applicant has not requested public notification, neither is it required under section 95C.
Step 2 <i>An application cannot be publicly notified if:</i> A rule or national environmental standard (NES) precludes notification.	Yes – this application is for a Controlled subdivision. The non-compliance of the existing building to the boundary is a Restricted

• The application is for one or more of the following, but no other, activities. • a controlled activity • a restricted-discretionary or discretionary application for: • a subdivision of land • a residential activity (defined in new section 95A(6)) • a boundary activity (defined in section 87AAB) • an activity prescribed in regulations If the application is for multiple activities, public notification is only precluded for the application as a whole if each individual activity is precluded from public notification. If public notification is precluded under this step, then step 3 doesn't apply but consideration under step 4 is required.	Discretionary activity therefore public notification is not required.
Step 3 <i>If not precluded by step 2, public notification is required in certain circumstances.</i> Other than for those activities in step 2, public notification is required if: • A rule or NES requires public notification • The assessment under section 95D determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor If the application is for multiple activities, and any part of that application meets either of the above criteria, the application must be publicly notified in its entirety.	No – public notification is precluded at step 2.
Step 4 <i>Public notification is special circumstances</i> If public notification is precluded under step 2, or isn't required under step 3, consideration must be given to whether special circumstances exist that warrant public notification of the application. The presumption for special circumstances has changed so that, if the consent authority	No. There are no special circumstances that warrant public notification in this instance.

determines special circumstances exist, the council *must* notify the application (it is not discretionary).

If the application is not publicly notified, the consent authority determines if limited notification is required under section 95B.

Criteria	Applies?
Step 1 <i>Certain affected groups and affected persons must be notified.</i> If the consent authority determines that certain people or groups are affected, these persons/groups must be given limited notification: • affected protected customary rights groups • affected customary marine titles groups (in the case of an application for a resource consent for an accommodated activity) • an affected person under section 95E to whom a statutory acknowledgment is made (if the proposed activity is on or adjacent to, or may affect land that is the subject of a statutory acknowledgment)	No. There are no customary rights groups or customary marine titles groups affected by this proposal. There are no affected parties under section 95E.
Step 2 <i>If not required by step 1, limited notification is precluded in certain circumstances.</i> An application cannot be limited notified if: • a rule or NES precludes limited notification of the application • it is for either or both of the following, but no other, activities: ○ a controlled land use activity under a district plan ○ an activity prescribed through regulations	No, limited notification is not precluded at this stage.

If the application is for multiple activities, limited notification is only precluded for the application as a whole if each individual activity is precluded from limited notification. If limited notification is precluded under this step, then step 3 doesn't apply but consideration under step 4 is required.	
Step 3 <i>If not precluded by step 2, certain other affected persons must be notified.</i> Except for boundary activities and any activities prescribed under the regulations relating to notification of consent applications (section 360G(1)(b)), the consent authority must notify any other person they determine to be affected under section 95E. For boundary activities, only those persons whose written approval would have been required under new section 87BA are eligible to be notified. These eligible persons must be notified if they are determined to be affected persons under section 95E. For activities prescribed in the regulations made under section 360G(1)(b), limited notification can only be served on persons specified as being eligible to be affected. These eligible persons must be notified if they are determined to be affected persons under section 95E.	No. We do not believe that there are any parties affected by this application.
Step 4 <i>Further notification in special circumstances</i> The determination of special circumstances is new to limited notification. If the consent authority determines special circumstances exist that warrant limited notification of the application to any other persons not already determined to be eligible for limited notification (excluding persons assessed under section 95E as not being affected persons),	No. There are no special circumstances that exist in relation to this application.

the council must give limited notification to those persons (it is not discretionary).	
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There are no special circumstances that exist that would require public notification of the application. The effects of the proposed development shall be considered to be no more than minor.

As such, we believe that this application can be processed by Council without the need for public notification, or for the limited notification provided for in the Resource Management Act.

7.0 Statutory Context

Section 104 of the Act sets out the matters that Council must have regard to when considering resource consent applications, including any actual or potential effects on the environment that will be generated by the granting of the consent, the provisions in the relevant plan, and any other matters that they deem relevant to determine the application.

In this instance, the application is for a Restricted Discretionary activity, where Section 104B advises that Council may grant or refuse an application, and if they choose to grant consent, they may impose conditions under Section 108 of the Act.

With regard to this subdivision, Council have restricted their discretion to the performance standards in section 6.2 of the plan, urban design criterion and residential character and amenity all of which can be met. Therefore, conditions can only be imposed with respect to these principles being met.

- General Accordance – the subdivision will be undertaken in general accordance with the information supplied and the accompanying scheme plan.
- Engineering Conditions – that all engineering works are undertaken in accordance with the requirements of the council's development manual and the requirements of the utility providers.

The imposition of these conditions will ensure that the effects of the proposal are less than minor and that matters of control set out in the plan can be met.

We do not expect that construction of the Right of Way be a condition of the subdivision. The Right of Way is only to provide a small increase in the width of the access to provide a complying width. The actual driveway may not even be constructed upon it. A standard vehicle is less than 2m wide.

8.0 Actual or Potential Effects on the Environment

Whilst considering the locations of the subdividing perimeters, consideration has been given to any possible effects to the character and amenity of the acquiring environment.

The District Plan allows for development of this type and scale, any effects can be alleviated by implementation of the necessary conditions stipulated by the developmental controls and standards.

As demonstrated the areas of noncompliance are less than minor and are deemed to have little effect on the receiving environment.

9.0 Objectives and Policies of the District Plan

Part A of the District Plan sets out the objectives and policies to be considered when assessing resource consent application. We have considered the Objectives and Policies of the appropriate sections of the District Plan. We have not identified any non-compliance with these Objectives and Policies, as shown in the table below.

Objectives	Policies	Comments
3.4.2 Subdivision		
1 Subdivision O1 To ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone and that existing activities and resources in the vicinity of the site are not unreasonably compromised.	P1 To ensure that each allotment has suitable natural and physical characteristics including infrastructure services for the activities anticipated by the zoning or resource consent.	The newly created lots will be able to be independently serviced at the completion of this development. Each lot has ample outdoor space as required by the District Plan.
3.5.2 Amenity		
1 Development Standards O1 To maintain and enhance a high standard or amenity in the built environment without	P1 To ensure that development in residential and rural areas achieves adequate levels of daylight admission, privacy and	Although a portion of the existing dwelling on lot 1 breaches daylighting and yard setbacks the daylighting is due to an

constraining development innovation and building variety.	open space for development sites and adjacent properties.	existing situation which does not impede on the lots ability to provide daylight admission, privacy and open space as shown on the scheme plan. The setback will become an existing situation upon subdivision and is only in regard to the access leg.
O2 To minimise the adverse effects created by building scale or dominance, shading, building location and site layout	P3 To maintain the open space character of residential and rural areas by ensuring that development is compatible in scale to surrounding activities and structures	The newly created lots and the associated residential development is in keeping with the surrounding locale. Each lot will be able to contain an area that complies with the open space requirements.
3.8.2 Transportation		
O5 To protect residential amenity from the effects of excessive traffic generation and on –street parking on residential streets. O7 Provision for parking and loading is adequate to ensure the safety and efficiency of the road network, without stifling development or leading to inefficient use of land.	P5 To ensure that access points and intersections meet safe sightline and spacing standards for the class of road within the hierarchy and are formed to appropriate design standards. P7 To ensure that the safety and efficient of the state highways and district road networks are not compromised by proposed subdivision and/or development and the cumulative effect of subdivision and/or development.	The existing crossing and new crossing will comply after subdivision. Stirling Street is a dead-end street with few traffic movements.

In our opinion, the proposal is in keeping with the objectives and policies outlined above.

10.0 Other Planning Instruments

NATIONAL AND REGIONAL PLANNING INSTRUMENTS

National Policy Statements are issued to provide direction from central government to local government regarding matters of national significance which contribute to meeting the purpose of the RMA.

There are five national policy statements that have been issued. Urban Development Capacity, Freshwater Management, Renewable Electricity Generation, Electricity Transmission and the New Zealand Coastal Policy Statement (which is managed by the Department of Conservation).

We have considered these National Policy Statements, and do not believe that any of the above standards are applicable to this application.

The Waikato Regional Policy Statement is broken down into eleven significant issues across the Waikato Region. Each of these elements are assessed below. The assessment does not reveal any inconsistencies between the proposal and the policy statement.

Criterion	Complies?	Comment
Integrated Management	Yes	The development of the land as proposed will not result in any effects beyond the property boundaries that will affect any other natural and physical resources.
Air	Yes	As the area is zoned residential any anticipated effects from any future construction or occupation should be considered to be no more than minor and what is to be expected within a residential area.
Built Environment	Yes	The development occurs in an area that has been identified for residential development on this scale. The infrastructure requirements have been identified and services will be provided during this stage of the development. An assessment of these requirements is contained within Section 5.
Coastal Marine Area	Yes	The parent lot does not lie within the identified Coastal Marine Area therefore no assessment is required against this criterion.
Fresh Water Bodies	Yes	There are no activities within the development that will have an effect on the freshwater bodies in the vicinity of the parent lot
Geothermal	Yes	There are no geothermal features in the vicinity of the development that require assessment.
Heritage	Yes	There are no known historic or cultural sites in the area that require protection or preservation.
Indigenous Biodiversity	Yes	There are no known ecological features in the area that require protection or preservation.

Natural Hazards	Yes	Natural Hazards are managed through the District Plan Rules. The parent lot does not lie within any identified natural hazard area.
Landscapes	Yes	There are no Outstanding Natural Features and Landscapes identified on the parent lot.
Soils	Yes	The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health sets out the assessment criteria for managing soil quality on land to be utilised for residential purposes. To the best of our knowledge, there are no known contaminants on the land to be utilised for this development.

This proposal is consistent with the relevant provisions of the Waikato Regional Policy Statement and can meet with the requirements of the Waikato Regional Plan.

NES - ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

The only NES relevant to this application is the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

A desktop assessment has been undertaken, which has not identified any issues that would trigger consent under this standard. We have also reviewed the historical imagery on Retrolens, which does not show any evidence of any previous activities that would have contributed to site contamination.

Additionally, we have relied on the present and previous owners knowledge of the property. The present owner has completed a HAIL form, which is contained in the appendices to this report.

11.0 Other Relevant Matters

10.1 Section 106 of the RMA outlines the circumstances where the consent authority can refuse consent, subject to the criteria below:

- a) There is a significant risk from natural hazards; or
- b) (Repealed)
- c) Sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

We believe that this proposal does not trigger any of these requirements, therefore consent can be granted.

There are no other relevant matters to be considered when making a determination on the application

12.0 Urban Design

INTRODUCTION

As signatories to the Urban Design protocol, we have assessed this development against the seven principles that predicate it.

CONTEXT

“Quality urban design sees buildings places and spaces not as isolated elements but as part of the whole town or city”

The proposal integrates within the Te Aroha township seamlessly, the size and siting of the developmental elements are in keeping with the surrounding locale, which is predominantly residential in nature.

CHARACTER

“Quality urban design reflects and enhances the distinctive character and culture of our urban environment, and recognises that character is dynamic and evolving, not static”

The proposal seeks to upgrade the current land use to one that is more suited to the current housing needs within the region, the nature of the development and any construction can still be adapted in future.

CHOICE

“Quality urban design fosters diversity and offers people choice in the urban form of our towns and cities, and choice in densities, building types, transport options, and activities”

The additional residential opportunity created by this provides for further utilisation of publicly accessible recreation spaces, education facilities, services and the town.

CONNECTIONS

“Places with good connections between activities and with careful placement of facilities benefit from reduced travel times and lower environmental impacts. Where physical layouts and activity patterns are easily understood, residents and visitors can navigate around the city easily.”

The proposal allows for ease of access to the roads and footpaths, the close proximity to the Rail Trail allows for more environmentally friendly transportation options such as walking or biking.

CREATIVITY

“Quality urban design encourages creative and innovative approaches. Creativity adds richness and diversity and turns a functional place into a memorable place.”

The additional residential opportunities allow for ample outdoor space and comfort of living allows for future property owners to modify their space and make memories of their own.

CUSTODIANSHIP

“It creates enjoyable, safe public spaces, a quality environment that is cared for, and a sense of ownership and responsibility in all residents and visitors.”

The ownership and creation of additional residential lots provides further opportunities for passive surveillance including care of the environment and is contingent to an increase of contributing members to the community.

COLLABORATION

“Quality urban design requires good communication and co-ordinated actions from all decision-makers: central government, local government, professionals, transport operators, developers and users.”

At the core of design decisions made for the proposed development are the applicable objectives and policies of central and local government, along with the property owners wishes and relevant input from industry professionals.

13.0 Part II of the RMA

PURPOSE OF THE ACT

We consider that this application achieves the purpose of the Resource Management Act, as it can meet with the principles of sustainable management. The land is already zoned for residential use; the scale of the development is in keeping with existing developments within the immediate area and can meet the bulk of the development controls.

MATTERS OF NATIONAL IMPORTANCE

Matters of national importance are covered in Section 6 of the Act, which requires all persons exercising functions and powers under the Act to recognise and provide for several matters of national importance when assessing resource consent applications.

We do not believe that there are any matters that could be considered relevant to this application. There are no outstanding natural features, landscapes, indigenous vegetation or fauna on the site. Additionally, there are no waterways in the vicinity that would be required to have additional access to be provided to. Neither is the site home to any sites of historic heritage or significance to Maori.

SECTION 7 - OTHER MATTERS

This section outlines the particular elements that persons responsible for managing the use, development, and protection of natural and physical resources, shall have particular regard to, as shown in the list below:

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

The only element that could pertain to this proposal could be the maintenance and enhancement of amenity values. However, we believe that any effects could be effectively mitigated or are related to existing

situations that will not be worsened by the proposal, and that the impact on the surrounding locale is less than minor.

SECTION 8 - TREATY OF WAITANGI

There are no principles of the Treaty of Waitangi that will be contravened by the development of this site as proposed.

14.0 Conclusions

This proposal facilitates the creation of one additional residential lot within Te Aroha.

The application is complying with the exception of the existing non-compliance of the existing dwelling with the daylighting requirements. It does not comply with the new boundary however the non-compliance is with the access leg only.

With the above comments in mind, we therefore request that Matamata-Piako District Council grant consent to Number Seven Stirling Limited to create one additional residential lot and a Right of Way.

Appendix A

Computer Freehold Register Documents

[Show Historical View](#)

GRIP TITLE INFORMATION PREVIEW

Freehold



Identifier	SA2009/2
Land Registration District	South Auckland
Date Issued	08 December 1961

Prior References

[SA1797/88](#)

Estate	Fee Simple
Area:	2023 square metres more or less
Legal Description	Lot 1-2 Deposited Plan South Auckland 7023

Registered Owners

Number Seven Stirling Limited

Interests

Disclaimer: This preview provides an indication of the likely content of Record of Title SA2009/2, it is not a substitute for an authoritative Record of Title. For an authoritative Record of Title of SA2009/2 please contact Land Information New Zealand. This content of this preview has been generated using data sourced from LINZ Data Service on 03/05/2021.

Appendix B

Scheme Plans

Lots 1 & 2 being a Proposed Subdivision of Lots 3 DPS 7023

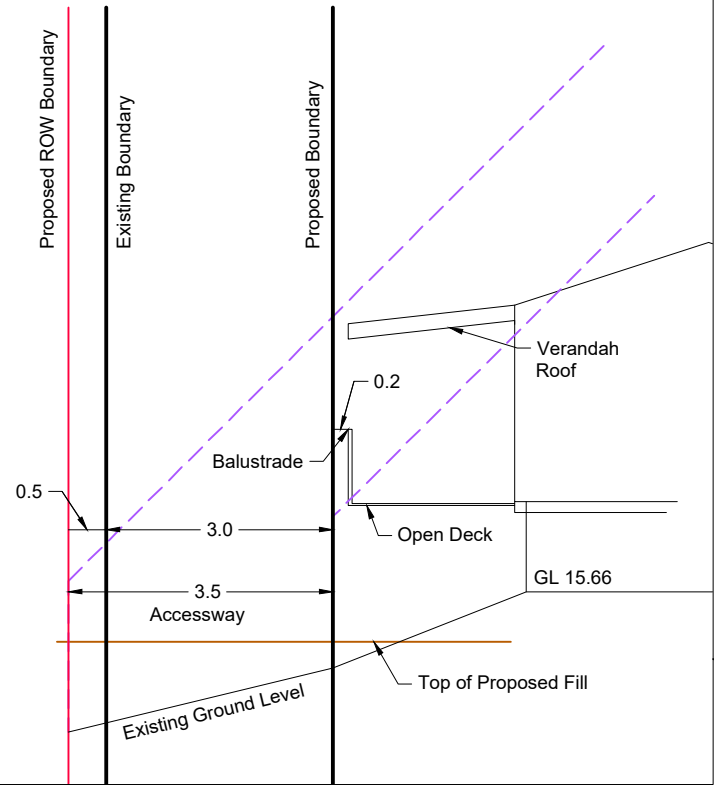
scale 1:250 @ A3

Site Coverage

Lot 1:
Site Area = 479m²
Roof Area = 149.5m²
Site Coverage = 31.2%

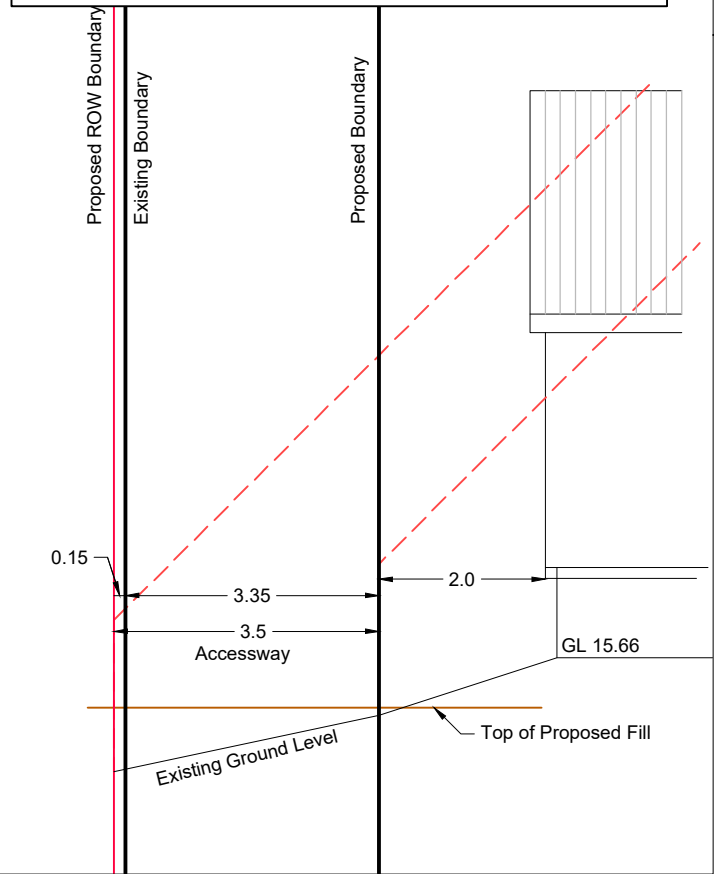
Elevation Detail

scale 1:100 @ A3



Elevation Detail

scale 1:100 @ A3



SCHEDULE OF EASEMENTS			
Purpose	Shown	Burdened	Benefited
Rights of Way	(A)	Lot 2 DPS 7023	Lot 2 Hereon



Stirling Street (Local)

KEY:

- Boundary
- Road Boundaries
- Abuttal Boundaries
- Existing Buildings
- Yard Setback
 - Front = 5m
 - Side = 1.5m
 - Rear = 1.5m
- 10m×15m Building Platform
- 80m² Outdoor Living Space with 6mØ

* Areas & Dimenions Subject to Survey

Address: 7 Stirling Street, Te Aroha
Description: Lots 3 DPS 7023
RT: SA15D/565 & SA2009/2
Area: 1011m²

GeoMetrix

Land Development Specialists
P.O. Box 152, Te Aroha
Ph: 07-884-4184
mail@geomatrix.co.nz

Appendix C

Network Provider Correspondence

Jules Chevis

From: Kelsi McKain
Sent: Wednesday, 25 November 2020 8:13 AM
To: Peter Daffurn
Subject: FW: 3 - 5 Stirling Street - Lot 1-3 DPS 7023
Attachments: Stirling Street REV1 201124 - Base.pdf

I will send through power quotes once I get them 😊

Kelsi McKain

☎ 07 884 4184
📮 PO Box 152,
Te Aroha 3342



Current projects:

www.parrypalms.co.nz

www.therailwayland.co.nz

From: Resource Consents <Resourceconsents@powerco.co.nz>
Sent: Wednesday, 25 November 2020 8:11 AM
To: Kelsi McKain <admin@geomatrix.co.nz>
Subject: 3 - 5 Stirling Street - Lot 1-3 DPS 7023

Hi Kelsi,

Electricity Supply To: 3, 5 and 7 Stirling Street, Te Aroha – Lot 1 – 3 DPS 7023

Lot 1 has an existing supply from the Powerco Network.

An upgrade will be required to provide a suitable connection point for Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6 of this development. There will be a cost to complete this work.

Please contact a Powerco Approved Contractor for a price and design. Conditions may apply. These conditions will be advised as part of the quotation from the Contractor.

Standard connection fees will apply once this upgrade work has been completed.

Please be advised the information contained herein is current as of the date of this letter, but could be subject to change over time.

Many thanks,
Zoe

Zoe Huygen
POWERCO

Level 2, 152 Devonport Road, PO Box 13 075 | Tauranga | 3141



Please consider the environment before printing this e-mail

From: Kelsi McKain <admin@geometrix.co.nz>
Sent: Tuesday, 24 November 2020 3:52 pm
To: Resource Consents <Resourceconsents@powerco.co.nz>
Subject: Stirling Street

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon team,

Please find enclosed a copy of our scheme plan for the abovementioned development to create 6 residential lots.

Could you please advise what extension to your service is necessary to service this development and what costs are involved.

Please note that if the servicing of this property requires minimal extension and would normally be covered by your service connection fees, a letter to that effect would be appreciated.

We trust that all the required information has been provided to process this request; however should you have any further questions, please do not hesitate to contact this office on 07-884-4184.

Kelsi McKain

☎ 07 884 4184
✉ PO Box 152,
Te Aroha 3342



Current projects:

www.parrypalms.co.nz

www.therailwayland.co.nz

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DISCLAIMER: Powerco Limited accepts no liability for any loss, damage or other consequences, whether caused by its negligence or not, resulting directly or indirectly from the use of this email or attachments or for any changes made to this email and any attachments after sending by Powerco Limited. The opinions expressed in this email and

Chorus Property Development Team

PO Box 9405

Waikato Mail Centre

Hamilton 3240

Email: develop@chorus.co.nz

C H O R U S

Chorus Ref #: THR61480

Your Ref #:

C/- Geometrix

4 December 2020

Dear Kelsi McKain

New Property Development Agreement:

THR61480 : THR: 7 Stirling Road, Te Aroha. 6 Lots (Lots 1-6) Simple estimate

Thank you for choosing Chorus New Zealand Limited (**Chorus**) to connect your development. We will help you get your new build ready and connected to some of the best broadband and voice services available in the world.

Please find attached your New Property Development Agreement and quote based on the scheme plans you have provided. This contract provides details of what we intend to do at your development along with any actions that are your responsibility. We understand there's a lot of information to digest. We recommend you go through the contract with your lawyer if you are concerned about any parts of it.

To progress your development with Chorus:

- Read, sign and complete the required details of the attached agreement to confirm that you accept the conditions and the quoted cost. The quote will expire 180 days from the date of issue. If this happens, you may need to reapply if you want to proceed with connecting your development.
- Once you have signed and sent us the agreement, please pay for your share of the build (\$6,900.00 incl. GST) within 30 days. You'll find all the options for payment on Page 2 of your contract.
- When we receive your completed agreement and payment, we will start the process to connect your development to our network. Once the design plan is finalised, we can proceed to provide you with materials and work with you to ensure these are installed correctly.
- Once your development is connected, the new occupants will be able to place an order with their broadband or phone provider to get their services up and running.
- Please take note of the design and build timeframes required to connect your development to our network:
 - Design: up to 28 working days from the date we receive your completed agreement and payment.
 - Build: usually 1-3 months from the materials being installed. This depends on the progress of your development, council requirements, or changes to the scope of work.

THR61480

4 December 2020

GENv1.1

Key responsibilities:

So it's clear who does what, we've outlined the jobs that you'll need to do, and what we need to do to get your development connected. More detailed information can be found in your contract.

Jobs for you:

- Provide us with your power plans if you want power and telecommunications in the same trench
- Trenching – opening and backfill
- Notify us by emailing develop@chorus.co.nz when you require the telecommunication materials
- Pick up materials from our depot and store them safely
- Lay the materials – we will oversee this to make sure it meets standard requirements
- Provide us with your 'As Builts' when installation is complete
- Provide us the Land Title Plans showing easements if applicable
- Register easements in our favour against the relevant Land Titles
- Install the 20mm lead-in greenpipe within the property boundary

See Appendix A for useful guides.

Jobs for Chorus:

- Provide a design based on the scheme plans and power plans you submit to us
- Provide the telecommunication materials to be picked up by you from our depot
- Oversee the laying of the materials in your trenches within your development
- Laying of materials outside of your development e.g. council land
- Jointing, testing and commissioning works once our network is in the ground
- Update our records so the new occupants can connect to the network through their broadband or phone provider
- Send you a clearance letter when your development is complete

Please don't hesitate to contact us if you have any questions, or for more information, visit www.chorus.co.nz/develop-with-chorus. We look forward to working with you.

Regards



Geordie Rumbles
Property Development Coordinator

30/04/2021

Geometrix
PO Box 152
Te Aroha 3342
peter@geometrix.co.nz

Attention: Peter Daffurn

Dear Peter,

RE: 3-7 Stirling Street, Te Aroha – Stage 1

NPE-Tech has pleasure in presenting our quotation for the following Electrical Services.

Scope of Works:

- Install 1 x 60amp fuse on pole C12359 for supply to Lot 2.

Our offer includes

- Hours of work Monday to Friday 7.30am to 4.00pm inclusive
- GPS location and as built for new Powerco assets.
- Civil/trenching/backfilling/earth compaction testing within road reserve.

Our offer does not include:

- Civil/trenching/backfilling/earth compaction testing on private property.
- No allowance for supply or install of ducting on private property.
- No allowance for removal of Chorus or UFF assets.
- Customer service cable connection, and Electrical Inspection
- Builders work, any marking/setting out and/or levels on site.
- Digging/drilling through rock/chalk/sand or sandstone.
- GPS Location and as-built of service cables.
- The customer shall ensure levels and boundaries are clearly marked prior to work commencing.
- Repairs of underground services encountered during install.
- Powerco utility charges, or Electrical retailer utility charges for tariff metering.
- No allowance to supply, connect or install meters.
- No allowance for working in river beds or tidal areas
- In case of need to easement, it would be excluded of this quotation and would be the responsibility of the customer

QUOTATION FOR THE ABOVE (all prices exclude GST):

LV Supply and Distribution	\$1,211.21
Powerco Contribution factor	\$100.00

Total price for the above **\$1,111.21** excludes GST.



Head Office
116 Rifle Range Road
PO Box 289
New Plymouth 4340
NEW ZEALAND
Phone: 06- 758 7755
Fax: 06- 758 7846
Web: www.npe-tech.co.nz

**ELECTRICAL CONTRACTING INSTALLATION & SERVICING, SECURITY, WHITEGOODS,
DATA, MATV, NETWORK CONNECTIONS, HEATPUMP INSTALLATION & SERVICING
24-HR EMERGENCY FAULT SERVICE**

Validity:

This quotation is valid for the period of 30 days from the above date. It is also subject to NPE-Tech being able to fully commence the works within 60 days from receipt of your signed agreement, unless agreed otherwise, thereafter the quoted price could be adjusted by NPE-Tech, based on material and wage increases.

Should you wish to proceed or have any queries please don't hesitate to contact the undersigned.

Terms and Conditions:

See attached as per our terms and conditions.

Special Conditions of Offer:

The proposed "Powerco Network Extension" has been approved by Powerco Ltd based on the following:

- Before NPE-Tech can carry out any work on-site it will be the responsibility of the civil contractor, surveyor or the main contractor to supply finished ground levels. For any pillar box/link box/transformer or other network equipment that results in a non-conformance due to incorrect heights there will be an additional charge to the customer for the time taken to carry out the height adjustment.
- All Works and equipment will be owned by Powerco, signed Ownership Agreement requirement.
- Any works not located in legal road reserve will require easement in gross favour of Powerco-Agreement for easement to be completed.
- Provisions made for one standard connection per lot
- Lead times for certain materials such as Transformers and 11kV switchgear can be up to ten weeks from our receipt of Tender Acceptance form, and deposit being paid.
- Where NPE-Tech are required to leave any equipment on-site during the course of the works, the customer shall be responsible (at your expense) for:
- Ensuring the protection of all such NPE-Tech equipment from any interference and/or damage.

Powerco Approval Conditions:

- 1. Works will be owned by Powerco.
- 2. In the event of future additional connections there will be no reimbursement of costs.
- 3. Contractor confirms that they have discussed the methodology of HV outage with NOC
- 4. Contractor to ensure that any HV fusing is adequate for new load and confirm as part of NAPA application
- 5. Approval based on design submitted only. Any changes or amendments to design will require re-approval prior to work commencing.
- 6. All construction to be to Powerco Standards
- 7. Fusing will be owned by Powerco.
- 8. Provision made for one standard connection per lot. Larger capacity connections or multiple connections on a lot may require additional network reinforcement at a cost to the person requesting connection.
- 9. Customer & future landowners to be reminded of their obligations under NZECP:34 in relation to excavating, building & digging around LV lines and poles/support structures. Driveway entrances shall not be closer than 1 meter from the roadside poles.
- 10. Private electricity easements will be required for any service mains that cross another Lot or ROW.
- 11. By accepting these works to proceed customer confirms they have also accepted the upgrade works under CIW 209062 to proceed.

Please note:

Before contract works begin, a 50% deposit is required

This design is subject to Powerco's approval process, any design changes required by Powerco or the customer, will result in NPE-Tech reviewing the offer.

This Line construction on the Powerco network, will be treated as one installation. The customer shall ensure access to all areas of the site, for the installation works to be completed in a timely fashion agreed with NPE-Tech

Yours Faithfully

Danni West

Estimator

Upon acceptance of this quote and on agreement of terms and conditions as attached please print, sign and return if you wish to proceed with this quotation.

**ELECTRICAL CONTRACTING / INSTALLATION & SERVICING, SECURITY, WHITEGOODS,
DATA, MATV, NETWORK CONNECTIONS, HEATPUMP INSTALLATION & SERVICING
24HR EMERGENCY FAULT SERVICE**

Appendix D

Subdivision Suitability Report

Subdivision for Number Seven Stirling Limited at 7 Stirling Street, Te Aroha

Subdivision Suitability Report

This report has been prepared in accordance with Section 6.2.4 of the Matamata-Piako District Council District Plan. Section 6.2.4 requires the following to be assessed.

- i. Building Site. Each lot contains a complying Building Site
- ii. Land Suitability.
 - 1. Each building site is free from flooding
 - 2. Slope Stability
 - 3. Ground water table levels
 - 4. Earthquake Faultline
 - 5. Contaminated site
 - 6. Matters in Development Manual
- iii. Hazards
 - Natural hazards
 - Slope Stability
 - Ground Conditions

General

This property located in the residential part of Te Aroha on the east side of the Piako River. There is a 1982 timber frame dwelling on the front part of the property with a vehicle crossing in the middle of the property, giving access to a carport and garage. To the rear of the property is farmland. Adjacent to the west is a vacant residential property.

This area is on the lower slopes of the Kaimai Ranges. The property has similar dwellings on quarter acre sections to the east and south. Apart from the buildings and unsealed driveway the property is grassed with some trees. It is reasonably flat except along the west boundary where the land slopes away.

Stirling Street is a dead-end street. It is sealed urban road with a 50km/hr speed limit. The seal finishes about 20m west of the property where there are cesspits disposing of the stormwater. The street has



kerb and channel and concrete a footpath on the south side. There are water, power, sewer and telecommunications along the street. The only public stormwater nearby is the cesspits in the road.

The proposal is to gain access to the rear site along the west side of the dwelling. This will require about 100 m³ of fill in this area. The deck along the dwelling will be close to the new boundary. The existing garage will be moved forward about 3m so it is clear of the new boundary or removed.

We address the above matters of Section 6.2.4 as follows.

Building Site

Lot 1 contains the existing house and relocated garage. Lot 2 will be vacant.

The existing dwelling has been in place for nearly 40 years and complies with the District Plan in terms of yard setbacks, servicing, and access. The garage straddles the proposed boundary and will be moved forward, so that it is 1m clear of the boundary, in accordance with a building consent.

The existing dwelling appears stable and is on timber piles. Lot 2 building site is flat and the ground appears natural which will be suitable for normal foundations.

Land Suitability

Flooding

The property is in Te Aroha town and has no record of flooding. There is a depression on the adjoining property to the west. It has a catchment which is the land itself and will not flood the subject property.

Stability

The property is generally flat except on the west side of the existing dwelling. Being on the lower slopes of the ranges the soil is colluvial having eroded from the ranges. There is no visible sign of fill on the property. The existing dwelling has been in place for about 40 years and appears stable.

A Geotechnical Assessment has not been undertaken and we recommend that specific foundation design be determined at the time of Building Consent. Although the soil is colluvial, it has been in place for a substantial time and the existing houses doesn't seem to be affected by ground movement. There is no reason to assume that Lot 2 cannot provide suitable foundation.

Ground Water Table

There are no indications of elevated groundwater. The type of soil has good soakage.

Earthquake fault lines



The closest fault line on GNS maps is the Kerepehi Fault, about 6 km to the west. It has a recurrence interval of 2000 to 3500 years. The seismic hazard is very low.

Contaminated Sites

The land has been residential since 1960. The adjoining land has been used for small-time grazing. There is no obvious evidence of contamination.

Development Manual

There are suitable services in the vicinity of the new lots. There are electricity lines on both sides of the street for power.

Telecommunications services are available along the street frontage.

The public sewer is in the berm of the road and can be connected to for sewer disposal. A new connection will be required for Lot 2.

Water supply will be from the public system in the street. There is a Fire Hydrant outside the adjoining property to the north. Another is located at the bend in the road 100m to the northeast.

The road is sealed with kerb and channel, and footpath. It does not need any upgrading as a result of the subdivision.

There is an existing vehicle crossing for the existing dwelling. A new crossing will be required for Lot 2. Some fill has to be placed along the west side of the dwelling to provide a level driveway to Lot 2. The fill is a small amount and can be done as a permitted activity.

The stormwater from the existing buildings directs to soakage. Any new buildings can go to soakage also. Soakage testing has been undertaken and shows suitable results. A consent notice to that effect can be put on the new title.

Hazards

There are no obvious additional hazards in the vicinity. The adjoining land is residential. There are existing dwellings of long standing on the adjoining properties.

Conclusion

The new lot is suitable for the proposed use. At the time of building, additional site-specific solutions for foundation and stormwater disposal will be required. These matters can be noted in Consent Notices on the new titles and addressed at the time of building consent. Some filling will be required along the new driveway to be constructed as part of the subdivision.



Limitations of Report

This report has been prepared based on discussions with the owners, the information shown on the attached plans, the District plan and site inspections. A Geotechnical Assessment has not been provided as the site is zoned residential and there are no signs of instability. Should site conditions change or found to be different than stated, then additional reports may be required.

A handwritten signature in black ink, appearing to be 'S P O'Neill'.

S P O'Neill
R P Surv
Geometrix Ltd





MPDC Existing Services



Layer menu

● Active Faults 250K

- ☐ Fault Sense
- ☐ Recurrence Interval
- ☐ Last Event
- ☐ Slip Rate
- ☐ Single Event Displacement
- ☐ Territorial Authority
- ☐ Regional Authority
- ☒ Active Faults

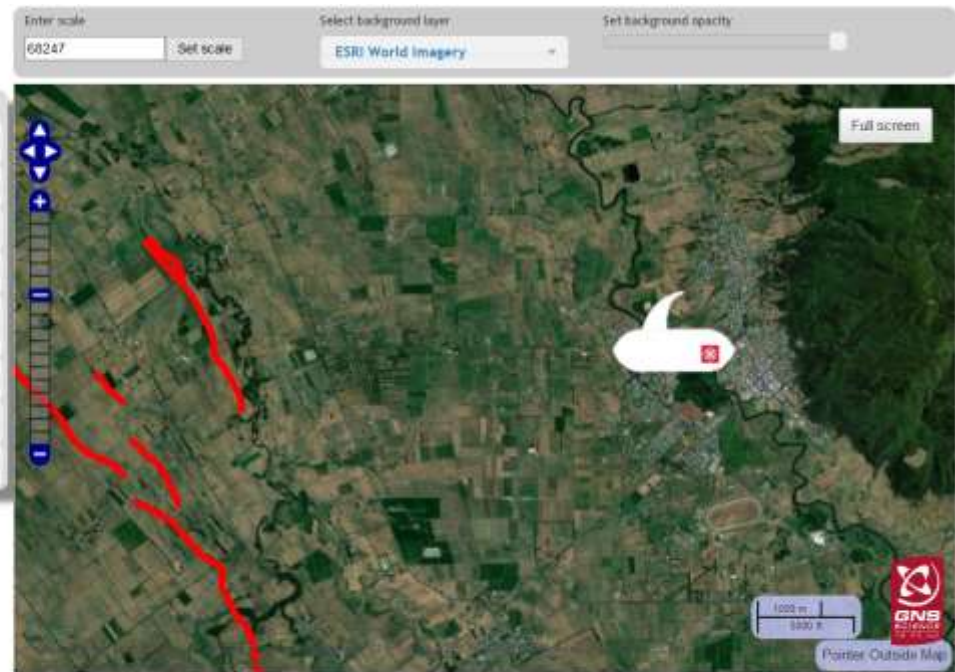
Enquire data

Create filter query

Download data

Last updated:
20 October, 2020

GNS Fault-lines



Appendix E

H A I L A s s e s s m e n t

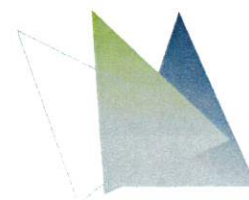
Client: Number Seven Stirling Ltd

Address: 7 Stirling St, Te Aroha

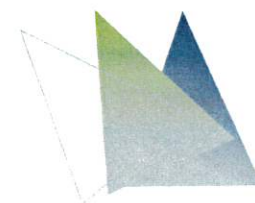
HAZARDOUS ACTIVITIES AND INDUSTRIES LIST	Yes	No
A. Chemical manufacture, application and bulk storage		
1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application		☒
2. Chemical manufacture, formulation or bulk storage		☒
3. Commercial analytical laboratory sites		☐
4. Corrosives including formulation or bulk storage		☒
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents		☒
6. Fertiliser manufacture or bulk storage		☒
7. Gasworks including the manufacture of gas from coal or oil feedstocks		☒
8. Livestock dip or spray race operations		☒
9. Paint manufacture or formulation (excluding retail paint stores)		☒
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds		☒
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application		☒
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides		☒



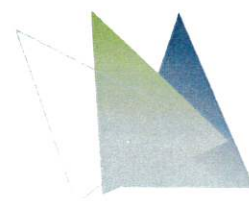
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground		
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges		
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)		
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products		
17. Storage tanks or drums for fuel, chemicals or liquid waste		
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside		
B. Electrical and electronic works, power generation and transmission		
1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)		
2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment		
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices		
4. Power stations, substations or switchyards		



C. Explosives and ordinances production, storage and use		
1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging		
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors		
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition		
D. Metal extraction, refining and reprocessing, storage and use		
1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material		
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds		
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds		
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals		
5. Engineering workshops with metal fabrication		
E. Mineral extraction, refining and reprocessing, storage and use		
1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition		
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)		
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process		
4. Commercial concrete manufacture or commercial cement storage		
5. Coal or coke yards		



6. Hydrocarbon exploration or production including well sites or flare pits		☒
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings		☒
F. Vehicle refuelling, service and repair		
1. Airports including fuel storage, workshops, washdown areas, or fire practice areas		☒
2. Brake lining manufacturers, repairers or recyclers		☒
3. Engine reconditioning workshops		☒
4. Motor vehicle workshops		☒
5. Port activities including dry docks or marine vessel maintenance facilities		☒
6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas		☒
7. Service stations including retail or commercial refuelling facilities		☒
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances		☒
G. Cemeteries and waste recycling, treatment and disposal		
1. Cemeteries		☒
2. Drum or tank reconditioning or recycling		☒
3. Landfill sites		☒
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards		☒
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)		☒
6. Waste recycling or waste or wastewater treatment		☒



H. Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

No

I. Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

No

Any additional comments?

To the best of our knowledge, there have been no activities occurring on the site that would cause any concern with regard to HAIL activities.

Name: P. Dufur

Signed: P. Dufur

Date: 10/5/21



Appendix F

Soakage Test

Percolation Test – Stormwater Soakage (BIA E1)

Job ref	2420
Client	Peter Dutton

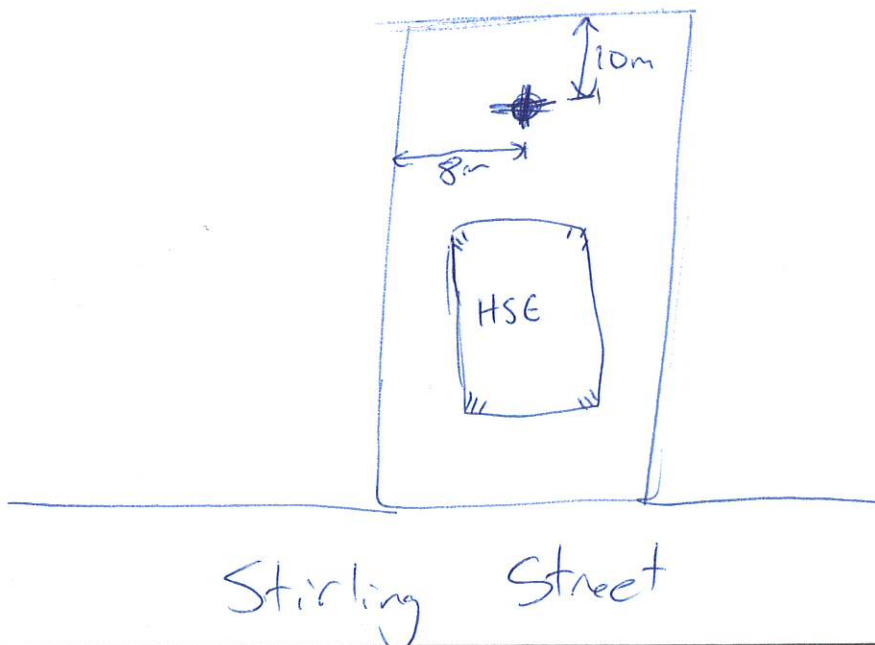
Location	7 Stirling Street, Te Aroha
Date	09/12/2020

Hole	1
Loading On	
Loading Off	
Ground Water level	
Water Source	

Weather	Sunny
Logged	LI
Surface	
Auger Size	100mm Ø
Fill Bucket	

Depth	Graphic Log	Material Description	Time	Water Level
0.10	x x x	T/S	15:25	0.00
0.20	x x		15:30	0.25
0.30	x x		15:35	0.40
0.40	x x x		15:40	0.52
0.50	x x		15:45	0.62
0.60	x x	Orange Ash	15:50	0.73
0.70	x x		15:55	0.83
0.80	x x		16:00	0.92
0.90	x x		16:05	1.01
1.00	x x		16:10	1.10
1.10	x x	fine Sand	16:15	1.18
1.20	x x		16:20	1.24
1.30	x x		16:25	1.30
1.40	x x			
1.50	x x x x			
1.60	x x x x			
1.70	x x x x			
1.80	x x x x			
1.90	x x x x			
2.00	x x x x			

Hole Location



Appendix G

Photos of Access



