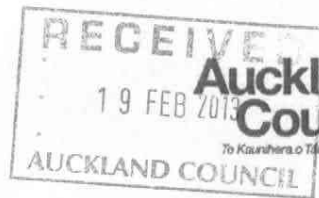


Application for Resource Consent Form A

Resource Consents Department
Under Section 88 of the Resource Management Act 1991
Please send or deliver your application to the Council



File
RLP
CH

Office Use Only:

Application No:

LS9778

Receipt Date:

19.2.13

Deposit Paid:

\$2500.00

It is important to complete both FORM A and other relevant FORM B(s) and provide all necessary information as required in order for your application to be accepted.

Accept /Reject	1.0 GENERAL DETAILS										
	This application is for: <table border="0"><tr><td>☒ Landuse Consent (District/City)</td><td>☐ Subdivision Consent</td><td>☐ Combined Landuse/Subdivision</td></tr><tr><td>☐ Discharge Permit</td><td>☐ Coastal Permit</td><td>☐ Water Permit</td></tr><tr><td>☐ Landuse Consent (Regional)</td><td>☐ Other (give details)</td><td></td></tr></table>	☒ Landuse Consent (District/City)	☐ Subdivision Consent	☐ Combined Landuse/Subdivision	☐ Discharge Permit	☐ Coastal Permit	☐ Water Permit	☐ Landuse Consent (Regional)	☐ Other (give details)		
☒ Landuse Consent (District/City)	☐ Subdivision Consent	☐ Combined Landuse/Subdivision									
☐ Discharge Permit	☐ Coastal Permit	☐ Water Permit									
☐ Landuse Consent (Regional)	☐ Other (give details)										
	Site(s) to which this application relates is described as: No: <u>1334</u> Street: <u>Sandspit Road</u> Suburb: <u>Sandspit</u> Legal Description: <u>Pt Allot 23 Psh of Mahurangi</u>										
	2.0 APPLICANT DETAILS										
	Name: (please write all names in full) <u>Brian Morrison</u> Name of company contact/trustee names: <u>Sandspit Holiday Park</u> Physical Address: <u>1334 Sandspit Road, Warkworth</u> Postcode: <u>0982</u> Postal Address: (if different) _____ Postcode: _____ Phone (day): <u>(09) 4250011</u> Mobile: _____ Fax: _____ Email: <u>brianandvanessa@xtra.co.nz</u> ☐ Please tick if email preferred method The applicant is the: <table border="0"><tr><td>☒ Owner</td><td>☐ Occupier</td><td>☐ Lessee</td><td>☐ Prospective Purchaser</td><td>☐ The Crown</td></tr><tr><td>☐ Network Utility Operator</td><td>☐ Other</td><td colspan="3"></td></tr></table> of the site to which the application relates.	☒ Owner	☐ Occupier	☐ Lessee	☐ Prospective Purchaser	☐ The Crown	☐ Network Utility Operator	☐ Other			
☒ Owner	☐ Occupier	☐ Lessee	☐ Prospective Purchaser	☐ The Crown							
☐ Network Utility Operator	☐ Other										
	P096.4 08/07/10										

Accept/ Reject	3.0 AGENT/CONSULTANT DETAILS (If different from above)		
	Company:	O'Conner Planning	Contact Person: Diana Bell
	Postal Address of Agent:	P O Box 591, Warkworth	
		Postcode: 0941	
	Phone (day):	(09) 422 3336	Mobile: 021 382 000
		Fax:	
	Email:	diana@opc.net.nz	
		☒ Please tick if email preferred method	
4.0 ADDRESS FOR CORRESPONDENCE AND INVOICES			
	All correspondence (excluding invoices) sent to:		
	Address:	Postcode:	
	☐ Applicant ☒ Agent/Consultant ☐ Other (give details)		
	Invoices sent to:		
	Address:	Postcode:	
	☒ Applicant ☐ Agent/Consultant ☐ Other (give details)		
5.0 DISTRICT AND REGIONAL PLANS			
	<u>Relevant District Plan:</u>		
	☐ Auckland Central	☐ Auckland Gulf Islands	☐ Auckland Isthmus
	☐ Franklin	☐ Manukau	☐ North Shore
	☐ Papakura	☒ Rodney	☐ Waitakere
	<u>Relevant Regional Plan:</u>		
	☐ Coastal	☐ Sediment Control	☐ Proposed Air, Land, Water
	☐ Farm Dairy Discharges	☐ Transitional Regional Plan	
6.0 DESCRIPTION OF PROPOSED ACTIVITY (If insufficient space please provide on additional pages)			
	New abutment block		
7.0 ADDITIONAL RESOURCE CONSENTS REQUIRED			
	Are any resource consent(s) required for this proposal but not being applied for under this application?		
	☐ Landuse Consent (District/City)	☐ Subdivision Consent	☐ Discharge Permit
	☐ Coastal Permit	☐ Water Permit	☐ Landuse Consent (Regional)
	☐ Other (give details)		
	Please advise of any previous consents related to this current application:		

Accept/ Reject	8.0 PRE APPLICATION INFORMATION
	Have you received pre-application information or had a pre-application meeting regarding this proposal from the Council? ☐ Yes ☒ No ☐ Copy of meeting minutes attached Date of meeting: If YES, provide the reference number and/or name of staff member(s):
	9.0 SITE VISIT REQUIREMENTS
	9.1 ☒ As landowner and with the consent of any occupiers or lessees, I agree to council staff or authorised consultants visiting the site, which is the subject of this application, for the purpose of assessing this application. OR 9.2 ☐ If applicant is not the landowner: Landowner's full name: Landowner's signature: Date Signed: Person authorised to sign on behalf of Landowner: Authorising person's signature: Date Signed: 9.3 Is there a locked gate or security system restricting access by council staff? ☐ Yes ☒ No 9.4 Do you have a dog on the property? ☐ Yes ☒ No 9.5 Provide details of any entry restrictions that council staff should be aware of; e.g. health and safety, organic farm etc.
	10.0 NOTIFICATION OF THE APPLICATION
	Are you requesting the application to be publicly notified? ☐ Yes ☒ No Are you requesting the application to be notified to any persons who you consider are likely to be adversely affected by your proposal "if the activity's adverse effects on the person are minor or more than minor (but not less than minor)" and who have not provided their written approval. (Please note it is at the discretion of council if an application should be limited notified.) ☐ Yes ☒ No If yes to either of the above, please provide an executive summary of your application for notification purposes.
	11.0 INFORMATION TO BE SUBMITTED WITH THE APPLICATION
	To satisfy the requirements of section 88(2) of the Resource Management Act 1991 (RMA), please attach the following information. If inadequate information is supplied with your application, this will cause delays in processing or may result in the application being returned pursuant to section 88(3) of the RMA. Four (4) copies (including one unbound) of the following information is required, or as specified in the relevant form B. ☐ A completed signed application form (Form A) including authorisation for site inspection and signed and dated by persons responsible for payment of fees and charges. ☐ Any information required to be included in this application by the district plan, the regional plan, the RMA or any regulations made under that Act. ☐ Certificates of Title less than 3 months old for the subject site. Attach the title and any relevant consent notices, covenants, easements attached to the title if relevant or impacted by the proposed activity. ☐ Locality Plan or Aerial Photo at 1:500 Scale. Indicate the location of the site in relation to the street and other landmarks. Show the street number of the subject site and those of adjoining sites (rural sites can be shown at 1:1000 if required).

Accept/
Reject

11.0 INFORMATION TO BE SUBMITTED WITH THE APPLICATION contd

- ☐ Details(s) of the resource consent(s) being applied for including reference to specific Rule(s) / Infringements(s).
- ☐ In accordance with Schedule 4 of the RMA, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.
Include a full description of the proposed activity, the effects that may be generated and how these would be managed. Any consultation undertaken needs to be identified if any, and any response to any person consulted shall be identified. This may require specialist(s) report to be provided. For more information refer to the Fourth Schedule of the RMA.
- ☐ Details of other resource consents required but not being applied for at this time (as referred to in Additional Resource Consents section).
- ☐ Information as required by the relevant Form B (indicate below which form(s) is/are being attached).

District Plan

- | | | |
|---|---|--|
| ☐ B1 Auckland Central Area | ☐ B2 Auckland Gulf Islands | ☐ B3 Auckland Isthmus |
| ☐ B4 Franklin | ☐ B5 Manukau | ☐ B6 North Shore |
| ☐ B7 Papakura | ☐ B8 Rodney | ☐ B9 Waitakere |

Regional Plan

- | | |
|--|--|
| ☐ B10 To make, alter or install a bore | ☐ B11 To take, use or divert groundwater |
| ☐ B12 To take or use surface water | ☐ B13 To dam surface water |
| ☐ B14 To divert surface water | ☐ B15 Land disturbing activities – sediment control |
| ☐ B16 Diversion and discharge of stormwater | ☐ B17 Activities in, on, under or over the beds of lakes, rivers and streams |
| ☐ B18 To discharge less than or equal to 6m ³ / day of domestic wastewater onto or into Land | ☐ B19 To discharge contaminants into or onto land or to water |
| ☐ B20 To discharge contaminants into air | ☐ B21 To discharge contaminants onto or into land from an industrial or trade process |
| ☐ B22 Remediation, disturbance management and discharge from contaminated land | ☐ B23 Coastal activities |

12.0 CONTRIBUTIONS

When granting consent to certain activities, the Council may levy a monetary contribution. Development contributions are levied under the Local Government Act 2002 in accordance with the Council's Development Contribution Policy. Financial or reserve contributions are levied under the RMA under the relevant District Plan. Any such contributions can be challenged. However, when such contributions become due, the consent holder is responsible for their payment.

Name and address of person responsible for payment of any contributions:

Name: (please
write all
names in full)

Sandspit Holiday Park C/- Brian Morrison

Postal
Address:

1334 Sandspit Rd, RD2, Warkworth 0982

Phone (home):

09 425 0011

(business)

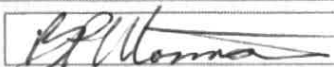
(mobile)

Email:

briananduanessa@xtra.co.nz

Fax

Signature:



Date:

14 / 2 / 13

13.0 DEPOSIT

The required deposit must be paid before any processing of the application will start.

☒ I enclose a deposit fee of

\$ 2500.00

for the processing of this application. I/we understand that Council

may invoice me for the actual and reasonable costs incurred in the processing of this application. *

Accept/
Reject

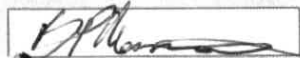
14.0 DECLARATION CONCERNING PAYMENT OF FEES

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

Full
name:

Sandspit Holiday Park C1- Brian Morrison

Signature:



Address:

1334 Sandspit Rd
RD2, Warkworth

Post code: 0982

Date:

14 / 2 / 13

15.0 SIGNATURE OF APPLICANT

Full
name:Sandspit Holiday Park
C1- Brian Morrison

Signature:



Address:

1334 Sandspit Rd
RD2
Warkworth

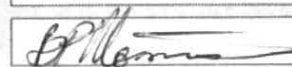
Post code: 0982

Date:

Full
name:

BRIAN PHILIP MORRISON

Signature:



Address:

6 BRICK BAY DRIVE Sandspit.
Post code: 0982

Date:

14 / 2 / 13

PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the RMA, so that statistics can be collected by the Council. The information will be stored on a public register, and held by the Council. The details may also be made available to the public on the Council's website. These details are collected to inform the general public and community groups about all consents which have been issued through the Council. If you would like to request access to, or correction of your details, please contact the Council.

* Refer to Fees and Charges Schedule.

Rodney District Plan

Form B8



Office use only:

Application No: _____

Receipt Date: _____

Deposit Paid: _____

Attach **four** copies of any information identified in Form B in support of this application. This form and checklist is intended as a guide to help you to ensure that all the required information is submitted with your application. The level of information should be both relevant and appropriate to the scale of the proposal and reflected in your Assessment of Environmental Effects. This may require the need for Specialist(s) Reports.

Please ensure you complete this form in full and include with your application. **This form needs to be attached with Form A when submitting an application.** Delays in processing the application will occur if inadequate information is supplied.

This checklist is not exhaustive and you may be required to submit other information with your application. During the course of processing the application it may be identified that further information is required to continue with the assessment to enable a better understanding of the effects of the application.

SECTION 1

1.0 GENERAL

☒ I have attached the following specialist(s) report(s) (provide title, author and date in the space below).

AE - O'Connor Planning Consultants

☒ I have attached plan(s) prepared in accordance with Guidance Note 1, Preparation of Plans.

- Site Plan showing the EXISTING situation on the subject site
- Plan/s showing the PROPOSED Activity
- Elevation Drawings of all buildings / structures to be built or altered
- And/or
- General Subdivision requirements (applicable to subdivision applications only)

SECTION 2

2.0 LANDUSE APPLICATIONS

Please attach plans and information to adequately identify and address: (where relevant)

- ☐ Location, nature and extent of existing and proposed activities.
- ☐ Location, intended use, layout, dimensions, materials and appearance of buildings(s) to be constructed or altered. If the proposal involves the relocation of a building onto the site a second-hand building report should also be provided;
- ☐ Details of any known hazard on the site including flooding, inundation, erosion, slope instability or subsidence. A specialist report prepared by a qualified person may be required to be provided with your application.
- ☐ Details of hazardous substances currently stored on or to be stored on the site (including machinery refuelling areas and associated spill retention bunds etc.).
- ☐ Identify areas that may be contaminated by previous uses (e.g. horticultural or industrial uses) and any mitigation measures required/necessary. A soil contamination assessment from a suitably qualified person may be required to be provided with the application.
- ☐ Location of any high voltage electricity powerlines (lines and/or pylons) or high pressure gas pipelines crossing or adjacent to the site and confirmation from a suitably qualified person that the proposal complies with the required clearance. (contact Transpower on 0508 526 369 or Vector on 0800 734 567 for further information).
- ☐ Earthworks design including existing and proposed contours, area (m²) and volume (m³) of earthworks (including cut & fill), number of truck movements, sediment and erosion control plan, timing of works, duration, noise and dust controls and hours of operation. A geotechnical report prepared by a suitably qualified engineer may be required to be submitted with your application.

2.0 LANDUSE APPLICATIONS contd

- ☐ Location and dimensions of retaining walls including cross section and engineering design.
- ☐ Landscaping present and proposed including location, species and plant size (including any riparian, wetland or bush enhancement planting).
- ☐ Vegetation to be removed including any mitigating replacement planting. An assessment report from a suitably qualified arborist and/or ecologist may be required.
- ☐ Wildlife habitat to be affected, including any mitigation. An assessment report from a suitably qualified ecologist may be required.
- ☐ Details of any signage proposed including location, design, colours, dimensions, text, and illumination.
- ☐ Location and details of any heritage items, objects or places identified in the Heritage Appendix of the District Plans.
- ☐ Details and location of any recorded archaeological sites or involving a waahi tapu together with any measures to avoid, remedy or mitigate any potential effects. An archaeological assessment report prepared by a suitably qualified person may be required.

Waitakere Ranges Heritage Area (WRHA)

- ☐ If the site is located within the Waitakere Ranges Heritage Area (WRHA) then an assessment of the proposal with regard to the purposes and objectives of the WRHA needs to be included within your application.

Hauraki Gulf Park Marine Act

- ☐ If the site is located within the catchment of the Hauraki Gulf (as defined by the Hauraki Gulf Park Marine Act), then an assessment of the proposal with regard to the recognition of national significance and management of the Hauraki Gulf (Sections 7 & 8) needs to be included with the application.

SECTION 3

3.0 SUBDIVISION APPLICATIONS

In addition to the Guidance Note 1, Preparation of Plans, I have attached plans that identify the following:

☐ Plans

The position of all existing and proposed boundaries;

The location, number and area of all existing and proposed sites/allotments;

The locations of proposed roads, easements, access ways, indicative roads etc including cross and long sections;

And where relevant:

The scheme plan overlaid onto an aerial photograph;

Location and areas of all existing and proposed covenants;

Actual areas for each separate area of wetland and bush to be protected in m² or ha. In the case of wetlands, the actual location and area of wetland, location and area of buffers, location and type of existing and proposed fencing.



O'Connor Planning Consultants Limited

18 February 2013

Chief Executive
Auckland Council
Private Bag 92300
AUCKLAND 1142

ATTN: Resource Consents

Dear Sir

RE: LANDUSE CONSENT FOR AN ABLUTION BLOCK AND EARTHWORKS AT SANDSPIT HOLIDAY PARK, 1334 SANDSPIT ROAD, SANDSPIT

Please find enclosed an application on behalf of Sandspit Holiday Park for consent to the above activity.

The following information is enclosed in support of this application:

- A completed application form.
- Four copies of the application report (one unbound) including a copy of the certificate of title and supporting documentation such as plans.

We look forward to hearing from you in the near future.

Yours faithfully

Diana Bell
Senior Planner
O'Connor Planning Consultants Ltd



O'Connor Planning Consultants Limited

Landuse Resource Consent Application

to

establish a new ablution block and undertake associated earthworks

at

1334 Sandspit Road, Sandspit



February 2013

This planning assessment has been prepared by O'Connor Planning Consultants Limited and forms part of the application for resource consent for Sandspit Holiday Park to establish a new ablution block and undertake associated earthworks at 1334 Sandspit Road, Sandspit (OPC Reference SAN/003/13).

This report has been prepared by:

Diana Bell.

Diana Bell
Planner

Dated: 19 February 2013

This report has been peer reviewed by:

Dylan Pope.

Dylan Pope
Planner

Dated: 19 Feb 2013



Contents

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5. Statutory Assessment.....	10
6. Assessment of Effects on Environment.....	11
7. District Plan Objectives and Policies	20
8. Part II of the Resource Management Act 1991.....	21
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10. Conclusion.....	25

Appendices

- Appendix 1: Certificate of Title
- Appendix 2: Aerial Photograph of Subject Site
- Appendix 3: Relevant Planning Map
- Appendix 4: Site Plan, Floor Plans and Elevations
- Appendix 5: Geotechnical Report



1. APPLICATION DETAILS

Applicant : Sandspit Holiday Park

Site Address : 1334 Sandspit Road, Sandspit

Legal Description : Pt Allot 23 Psh of Mahurangi

Certificate of Title : NA878/220

Area of Site : 4.1480 hectares

Type of Consent : Landuse Consent

Consent Sought : To establish a new ablution block and undertake associated earthworks.

Zoning

Auckland Council District Plan (Rodney Section) 2011

: Residential Landscape Protection zone
Scheduled Activity 111
Future Esplanade Reserve or Strip Notation

**Additional Consents
Required** : None

Contact Details

O'Connor Planning Consultants Ltd
52 Queen Street, Warkworth, 0910, New Zealand
P O Box 591, Warkworth, 0941, New Zealand
Telephone: +64 9 422 3336
Facsimile: +64 9 422 3337
Mobile: 021 382 000
Email: diana@opc.net.nz



2. SITE DESCRIPTION

The subject site is located at the end of Sandspit Road and directly adjoins the Matakana River. It comprises some 4.148 hectares and is accessed from the southern side of Sandspit Road.



Aerial Photograph of Subject Site

The site contains the Sandspit Holiday Park. The holiday park has both powered and un-powered camp sites as well as 1 standard cabin, 11 kitchen cabins and 7 self contained cabins. The holiday park also contains a 9 hole 'chip and putt' golf course, games hall, TV room, giant art trail, camp walks, BBQ area, library, a small shop and office as well as an amenities block which includes toilets, kitchen and laundry. The layout of the holiday park is shown in the diagram below:



Map of Sandspit Holiday Park



The area of the site which contains the holiday park is flat; the eastern part of the site slopes upwards in a south-easterly direction. In terms of vegetation, there is some landscaping around the holiday park facilities while the eastern portion of the site contains more mature vegetation.

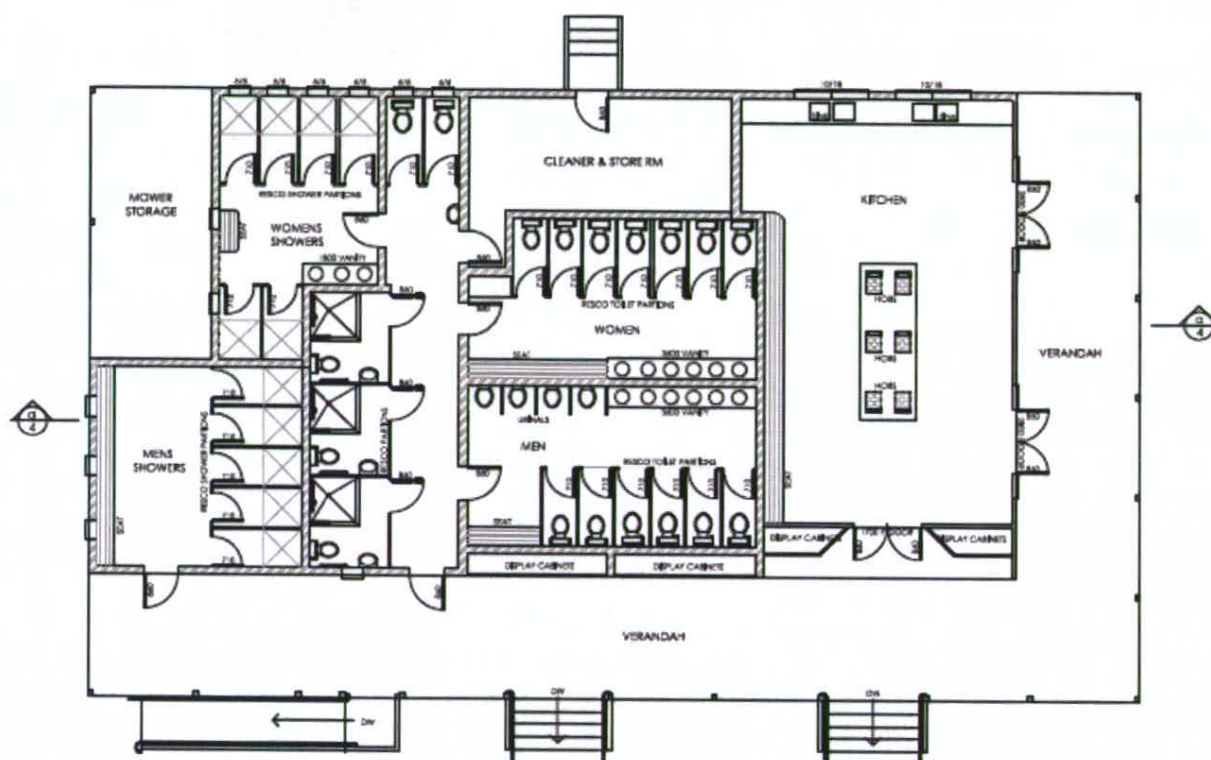
The surrounding area largely consists of low intensity coastal residential settlement with marine based activities undertaken adjacent to the coastal marine area and the Sandspit wharf which provides a convenient departure point for ferries and other vessels travelling to Kawau Island.



3. DESCRIPTION OF PROPOSAL

It is proposed to establish a new ablution block on the property. The ablution block is to be located adjacent to the western boundary and is to be largely located within the footprint of an existing storage shed which is to be removed from the site.

The new ablution block will provide a kitchen, separate male and female toilets and showers, handicap toilets and showers, a cleaner and store room as well as a small mower storage area. – see floor plan below:



Proposed Floor Plan of Ablution Block

A covered verandah will extend from the northern and eastern facade of the ablution block.

A cut which involves approximately 850m³ of earthworks will need to be undertaken in order to remove all non-engineered fill and weak organic alluvial soils from the proposed building platform. This cut material will be transported from site to a cleanfill facility. Approximately 1000m³ of fill material will be imported on site to provide a flat and stable building platform. The total earthworks proposed is therefore 1850m³. No vegetation removal is proposed.

Upon completion of the new ablution block the part of the existing amenity block, namely the female toilet, will be removed. The other part of the amenity block which is currently utilised as a kitchen and men's toilet will remain on site but will be utilised as a storage shed. The small laundry outbuilding is to remain.

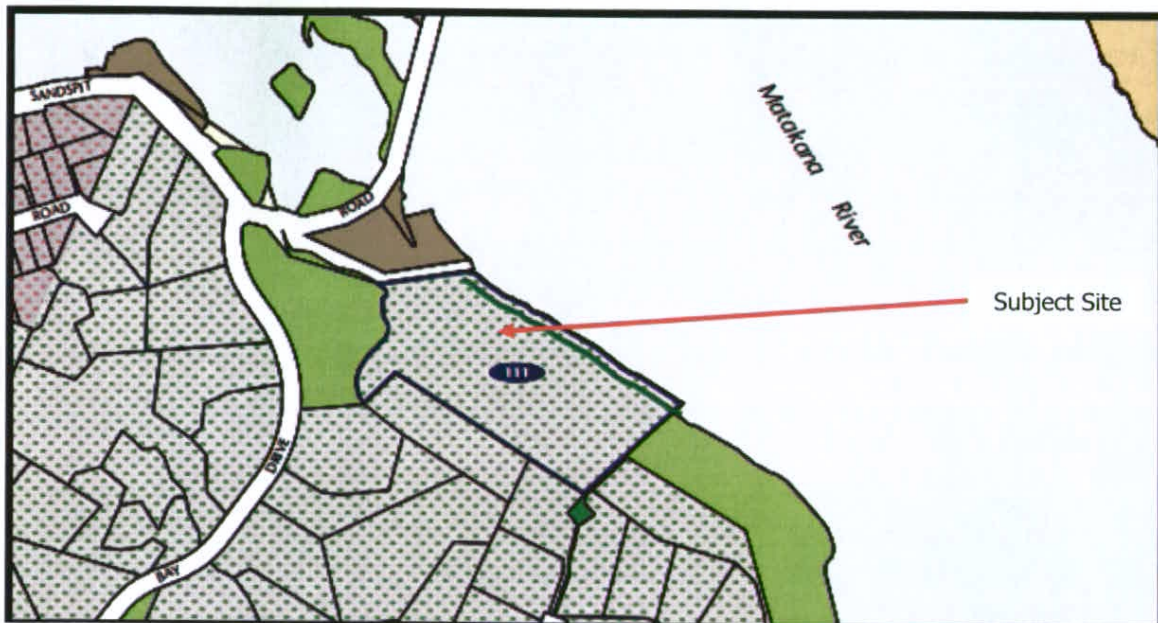


4. PLANNING ASSESSMENT

The activity status of the application under the relevant planning document, being the Operative Auckland Council District Plan (Rodney Section) 2011 is detailed below.

4.1 Operative Auckland Council District Plan (Rodney Section) 2011

The subject site is zoned as Residential Landscape Protection under the Operative Auckland Council District Plan (Rodney Section) 2011. It is also identified as being subject to Scheduled Activity 111 and Appendix 23A (Future Esplanade Reserve). See portion of planning map 59 shown below (not to scale).



Scheduled Activity 111 provides for the Sandspit Motor Camp as it existed on 28 September 1989 as a Permitted activity. Any motor camp extensions and additions which are not provided for as a Permitted Activity require consent as a Discretionary activity. The proposed ablution block therefore requires assessment as a Discretionary activity.

In terms of earthworks, the activity table in Rule 18.9.2 states that “*earthworks greater than a total volume of 5m³ but less than or equal to 200m³ (excavation plus deposition) and/or greater than an area of 25m² but less than or equal to 1000m² (excavation plus deposition) which comply with Rule 18.10*” are a permitted activity. As discussed above, the proposal involves a total of 1850m³ of earthworks and pursuant to Rule 18.9.2 this will require assessment as a Restricted Discretionary activity.

In summary, the application requires assessment as a Discretionary Activity under the Operative Auckland Council District Plan (Rodney Section) 2011.

4.2 Overall Activity Status

Overall the activity status of the proposal is Discretionary.

We consider that all relevant consents have been applied for to enable the establishment of this proposal. However, please treat this as a full application to cover any other aspects of the proposal that Council considers require consent.



5. STATUTORY ASSESSMENT

Overall the proposal falls to be assessed as a Discretionary Activity. The matters that require consideration in assessing this application are set out in section 104 and section 104B of the Resource Management Act 1991. These matters include the actual and potential effects of allowing activities on the environment, the relevant objectives and policies of the planning documents, and any other matter that is relevant and necessary to determine the application. The provisions of section 104 are subject to the matters set out in Part II of the Act.

The following sections of this application will address the relevant assessment criteria, the actual and potential effects of the activity on the environment, the relevant objectives and policies and the relevant provisions of Part II of the Resource Management Act 1991.



6. ASSESSMENT OF EFFECTS

An assessment of the actual and potential effects generated by the proposal is outlined below. In compiling this assessment, consideration has been given to the relevant assessment criteria contained within the relevant planning documents and the permitted baseline.

6.1 Assessment Criteria

The provisions contained within Scheduled Activity 111 state that the Council shall have regard to the Assessment Criteria contained within Rule 10.13.1, *Chapter 10 – Open Space and Recreation* and the relevant matters set out in section 104 of the Act.

The assessment criteria contained within Rule 10.13.1 are as follows:

<i>Scale and Intensity</i>	<i>(a) Whether the scale and intensity of the activity will be in keeping with the size and character of the reserve or open space area.</i>
<i>Location</i>	<i>(b) Whether there is a need for the activity to locate within an open space zone and the extent to which the activity will enhance or sustain the function of the open space area, in particular:</i> <i>(i) The desirability of avoiding the location of permanent buildings and structures on land of high conservation value, and the effect of the activity on the natural features of the area.</i> <i>(ii) The desirability of achieving multiple use of buildings and facilities.</i> <i>(iii) Whether the function of any reserve under the Reserves Act 1977 can readily be achieved.</i>
<i>Ecological Values</i>	<i>(c) Whether the activity will have an adverse effect on the ecology and wildlife of the area, especially in areas of high conservation value, such as significant natural areas.</i>
<i>Modification of the natural character</i>	<i>(d)</i> <i>(i) Whether the diversion or modification of any wetland area or watercourse will compromise any significant natural character or conservation value.</i> <i>(ii) Whether earthworks and the removal of vegetation will compromise any significant natural character or conservation value.</i>
<i>Amenity Values</i>	<i>(e) Whether the activity will have an adverse effect upon the amenity values of neighbouring properties, for example, the noise, glare, traffic, parking and visual effects of sportsfields on neighbouring properties, and the extent to</i>



	<i>which the development or activity is to be located and landscaped to minimise any adverse effects.</i>
<i>Compatibility and cumulative effects</i>	<i>(f) Whether the activity will be compatible with other activities and development occurring on the site, including any proposed future development, and whether the activity will maintain or enhance the function of that land as open space. The cumulative effect of locating new buildings and activities on a site on which the existing activities currently generate effects, should also be considered.</i>
<i>Public Access</i>	<i>(g) Whether public access to the foreshore will be maintained or enhanced and not restricted by the location of the building or structures.</i>
<i>Hours of operation</i>	<i>(h) Whether the activity will operate outside of daylight hours and create adverse effects on adjoining sites.</i>
<i>Traffic</i>	<i>(i) Whether the activity will result in an adverse effect upon, or a reduction in road safety, or efficiency, or generate a number and type of vehicles which cannot be accommodated within the site.</i>
<i>Criteria for discretionary activities in any zone: Chapter 21</i>	<i>(j) Whether the activity meets the criteria specified in section 21.13 Discretionary Activity Assessment Criteria in Chapter 21 — Transportation and Access.</i>
<i>Cultural heritage resources</i>	<i>(k) Whether the activity will have an adverse effect on the cultural heritage resources of the open space area.</i>

Consideration also needs to be given to the assessment criteria for earthworks exceeding 200m³ which are contained within Rules 18.12.1, 18.12.4, 18.12.6 and 18.12.8.

6.2 Permitted baseline

The permitted baseline defines the effect on the environment against which a proposed activity's degree of adverse effect may be gauged. It comprises the non-fanciful hypothetical activities and their constituent effects that are permitted on the site as of right by the district plan.

In undertaking an assessment of this proposal it is considered necessary to include an assessment of the 'permitted baseline' under section 104(2) of the Act. In doing so, it is however noted that any 'deduction' of effects by reference to the permitted baseline assessment is discretionary, not mandatory. In this case, the actual and potential effects of the proposal on the environment are considered to be minor regardless of whether or not the permitted baseline is taken into account.

In this instance the relevant permitted baseline is the existing buildings which form part of the Sandspit Holiday Park. These existing buildings include a male and female ablution block. As stated



above the existing ablution blocks are to be demolished or used for other purposes upon completion of the ablution block proposed as part of this application.

In terms of earthworks, the relevant permitted baseline is the undertaking of up to 200m³ of earthworks which comply with Rule 18.10 which relates to avoidance of soil erosion, earthworks, vegetation removal, importation and deposition of urban cleanfill as well as excavations and unretained filling.

6.3 Assessment of Actual and Potential Effects

The effects of the proposal have been separated into the following categories for assessment:

- 6.3.1 Effects on Character and Amenity Values
- 6.3.2 Landscape and Visual Effects
- 6.3.3 Effects on Public Access
- 6.3.4 Roading, Traffic and Access Effects
- 6.3.5 Effects of Landform Modification
- 6.3.6 Water Quality and Ecological Effects
- 6.3.7 Cultural and Heritage Effects
- 6.3.8 Conclusion

6.3.1 Effects on Character and Amenity Values

The subject site, while zoned as Residential Landscape Protection, contains the Sandspit Holiday Park and has an open space/recreation character. The holiday park has been established on the site for many years and its existence is recognised by the scheduled activity applying to the site. The holiday park includes a number of buildings, including amenity facilities, cabins, the main office/managers residence, BBQ area, games hall, TV room, a small shop and a library. There are also a number of caravans located within the holiday park.

The proposed ablution block is to be located largely within the footprint of an existing building which is currently used for storage purposes – see photograph below:





The existing amenity buildings (see photography below), which provides male and female toilets as well as kitchen and laundry facilities and are located just to the south east of the proposed ablution block, will be partially demolished with the remaining portion used for storage purposes upon completion of the new ablution block.



Existing ladies toilet



Existing male toilet, kitchen and laundry

The proposed ablution block has been designed to complement the colonial theme of the holiday park and is considered to be in keeping with the existing character of the site. It is also considered that the new ablution block will be in keeping with the needs and requirements of the local and wider community who use the holiday park facilities. While the subject site is close to the coast, the building will not be noticeable from the coastal marine area due to its location and the low lying topography of the land.

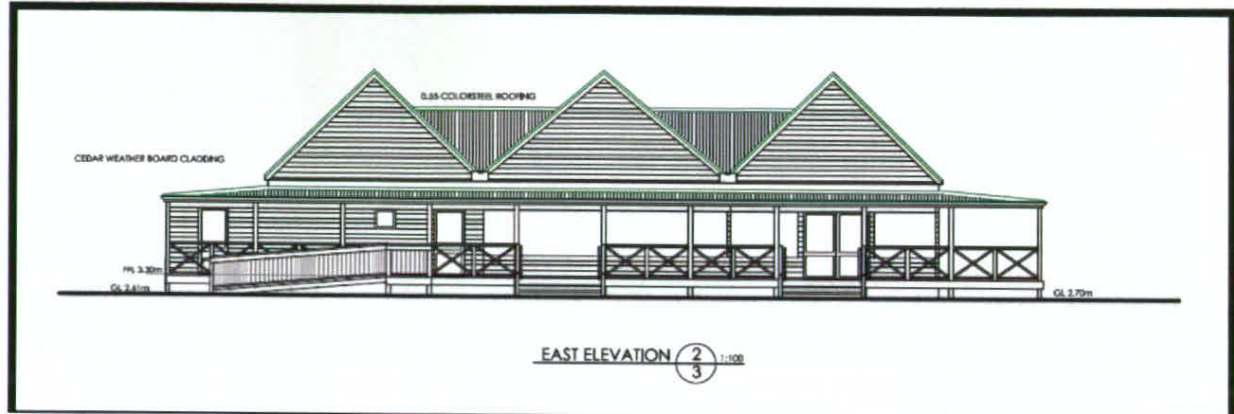
The temporary adverse effects on amenity values resulting from construction can be dealt with by way of conditions of consent regarding hours of operation, dust suppression and sediment control.

6.3.2 Landscape and Visual Effects

The ablation block will be located 0.440m from the western boundary at the closest point noting that this part of the building is the mower storage area which comprises a lean to rather than an enclosed building space – see partial site plan below. The main component of the building will be located 1.8 metres from the western boundary at its closest point. The adjoining site is the Sandpit Road – Brick Bay Drive Reserve and the applicant utilises the directly adjoining area of this reserve as boat parking; this portion of the reserve is separated from the main reserve area by a stand of mangrove.



The ablution block will be located over 80 metres from the coastal marine area which adjoins the eastern boundary of the site. The northern portion of the subject site is flat and views into the site are restricted by the existing built form and vegetation. The structure itself will be a single storied structure and has been designed to complement the colonial style and nature of the buildings within the holiday park – see elevation below. It will be located centrally within the holiday park on level ground and will be surrounded by caravans, cabins, tent sites and boat parking. The building will not be visually noticeable from outside the site due to its' location and the low lying topography of the land.



Eastern Elevation of Proposed Ablution Block

Furthermore, no trees or vegetation will require removal as part of this proposal. Earthworks of 1850m³ are proposed. These works are required in order to provide a flat and stable building platform and involve the removal of non-engineered fill and weak alluvial soils from the proposed building platform and the importation of compacted earthfill and/or hardfill. The proposed earthworks resulting from the recommendations within the Geotechnical Report prepared by Hutchinson Consultants Ltd (a copy of the Geotechnical Report is included within Appendix 5) and will not result in a adverse visual effect as essentially they involve the removal and replacement of the existing landform.

Given the above, any landscape and/or visual effects arising from the proposal are considered to be less than minor.

6.3.3 Effects on Public Access

The proposed ablution block is located adjacent to the western boundary of the site and as such will have no effects on public access along the coast which adjoins the eastern boundary of the site.

The property adjoining the western boundary of the site where the ablution block is to be located is owned by Council and forms part of the Sandpit Road – Brick Bay Drive Reserve. The portion of the reserve which directly adjoins the subject site in the vicinity of the proposed ablution block is utilised by the Holiday Park as boat parking; this is a long standing arrangement between the Holiday Park and Auckland Council. While the proposed ablution block is to be located close to the western boundary it is noted that the northern portion of the Sandpit Road – Brick Bay Drive Reserve is largely covered in mangroves and it is only the southern portion of the reserve which is actually useable for recreational purposes – see aerial photograph below:



Aerial Photograph of Subject Site and Sandspit Road-Brick Bay Drive Reserve

Given the above, the effects of the proposed ablution block on public access will be less than minor.

6.3.4 Roading, Traffic and Access Effects

With respect to traffic and access effects, once established, the proposed ablution block will not create any increase in vehicle movements to and from the site nor will it result in any changes to the existing accessways as it seeks to replace existing amenities already provided within the holiday park.

The construction of the ablution block will however result in a number of traffic movements to and from the site. These additional traffic movements will result from the removal of cut material from the site and importation of fill material to the site as well as the traffic movements associated with the construction team. These traffic effects will be both temporary and short term and while Sandspit Road is narrow and winding in places it is considered capable of accommodating the vehicle movements associated with the construction of the ablution block. Any adverse effects on roading and traffic safety can be mitigated by standard conditions of consent such as noise and protection of roads.

Given the above, it is considered that any effects on traffic and access associated with the proposed ablution block will be less than minor.

6.3.5 Effects of Landform Modification

The proposed building site is underlain by non-engineered fill and weak alluvial soils. It is proposed to remove all non-engineered fill and weak organic alluvial soils to a competent material is encountered, at approximately 0.8 to 1.2m below existing ground level. This cut material will then be removed from the site and will be replaced with compacted earthfill and/or hardfill. It is estimated that these works will involve a 850m³ cut of which the material will be removed from the site and a importation of approximately 1000m³ of fill material; a total earthworks volume of 1850m³.

The earthworks will be both temporary and short term. Any adverse effects can be mitigated by standard conditions of consent such as silt control and noise.

The detailed design of the earthworks will be assessed at the building consent stage to ensure there are no effects on the stability of the land.

Given the above, any effects associated with the proposed landform modification are considered less than minor.

6.3.6 Water Quality and Ecological Effects

No vegetation removal is proposed as part of this application.

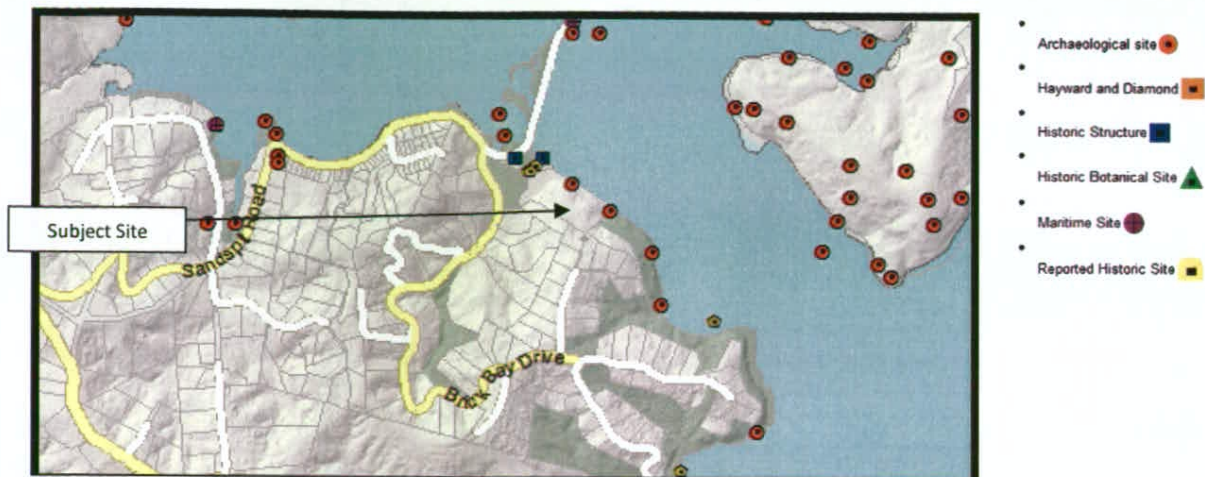
It is acknowledged that land disturbing activities can adversely affect water quality by way of sedimentation. Subject to the use of silt control measures, which can imposed as a condition of consent, it is considered that the adverse effects of the proposed works in terms of water quality can be mitigated to an extent where they are less than minor.

In addition to the above, it is noted that a regional consent application is currently being processed for the upgrading of the existing wastewater system and that this system has been designed to accommodate the wastewater generated by the proposed ablution block. It is noted that the existing men's and ladies toilet blocks will be decommissioned upon completion of the proposed ablution block.

6.3.7 Cultural and Heritage Effects

The District Plan Planning Maps record "Heritage Sites". No such sites are recorded on or adjacent to the property. The Cultural Heritage Inventory identifies two sites along the eastern (coastal) boundary of the subject site; the ablution block proposed as part of this application will be located adjacent to the western boundary of the site and will be over 80 metres from the coastal marine area.





Map showing sites identified on the Cultural Heritage Inventory

No specific consultation has been undertaken with local iwi however we understand that Ngati Manuhiri will be given the opportunity to provide comment on this application as part of the resource consent process.

Any development of the site will require adherence to the provisions of the Historic Places Act 1993. It is considered that applying the standard advice note relating to the discovery of archaeological sites would be appropriate and would satisfy any concerns in this regard.

Given the above, it is considered that the effects of the proposed works on cultural and heritage values will be no more than minor.

6.3.8 Conclusion

It is concluded that the effects of this proposal on the environment will be minor and that any adverse effects are able to be adequately mitigated by appropriate conditions of consent.

7. RELEVANT OBJECTIVES & POLICIES

The objectives and policies of the Operative Auckland Council District Plan (Rodney Section) 2011 are relevant to the consideration of this proposal. In particular those contained within Chapter 8 – Residential and Chapter 18 – Urban Land Modification and Vegetation Protection.

The most relevant objectives and policies are considered to be:

- Objective 8.3.1 – Amenity Values
- Objective 8.3.2 – Amenity Values
- Objective 8.3.4 – Character, Ecological, Landscape and Open Space Qualities
- Policy 8.4.1 – Effects of buildings within a site
- Policy 8.4.2 – Effects of buildings on other sites
- Policy 8.4.3 – Amenity Values and Liveable Neighbourhoods
- Policy 8.4.4 – Health, Safety and Amenity Values
- Policy 8.4.5 – Non Residential Activities
- Policy 8.4.12 – Natural Character of the Coastal Environment
- Objective 8.8.2.1.1 – Highly valued landscapes
- Objective 8.8.2.1.2 – Significant or highly valued landscapes
- Policy 8.8.2.2.1 – Highly valued landscapes
- Policy 8.8.2.2.5 – Trees and landscape features
- Objective 18.3.1 – Earthworks
- Policy 18.4.1 – Landform Modification
- Policy 18.4.4 – Archaeological Sites

The main thrust of the above objectives and policies within Chapter 8 – Residential is to provide for development in a manner which ensures that existing amenity values are maintained and that landscape values are not compromised by built development. Non-residential activities are provided for where they are of a scale and nature which is compatible with existing residential environment. Given the conclusions reached in section 6 of this report it is considered that the proposed ablution block will create less than minor effects on amenity values and/or landscape values, in fact that proposed ablution block will provide for improved facilities and will be in keeping with the existing character of the holiday park which is considered an important asset in the community.

The objectives and policies contained within Chapter 18 seek to ensure that the adverse effects associated with earthworks are mitigated to an extent where they are no more than minor. The proposed earthworks are relatively minor and are able to be undertaken in a manner which ensures there are less than minor adverse effects on the environment; as such the proposed earthworks are considered to be consistent with the objectives and policies contained within Chapter 18.

Given the above, it is considered that the proposal is consistent with the objectives and policies of the Operative Auckland Council District Plan (Rodney Section) 2011.



8. PART II OF THE ACT

Part II of the Act sets out the Purpose and Principles. Section 5 of the Act sets out the overriding purpose, which is the sustainable management of natural and physical resources.

The Act states that sustainable management means:

“managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying or mitigating any adverse effects of activities on the environment”.*

It is considered that the proposed development is not contrary with the Act’s purpose to “*promote the sustainable management of natural and physical resources*” as it will provide for improved facilities within an existing holiday park and will not create any more than minor adverse environmental effects.

Section 6 of the Act sets out the Matters of National Importance:

- (a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetland, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development:*
- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development:*
- (c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers:*
- (e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*
- (f) The protection of historic heritage from inappropriate subdivision, use and development.*
- (g) The protection of recognised customary activities*



The proposal will have no adverse effects on people's access to the coastal marine area and it is considered that the proposed ablution block is an appropriate development for the site that will have no more than a minor adverse effect on the natural character of the coastal environment or the character of the surrounding residential environment. Given the suggested consent holders' obligations under the Historic Places Act it is considered that the adverse effects on cultural heritage will be less than minor.

Section 7 of the Act defines 'Other Matters' to which particular regard shall be had in decision making under the Act. Sub sections (b), (c) and (f) are considered to be relevant. They relate to the efficient use of natural and physical resources, the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment. As discussed in the assessment of effects for this proposal, it is considered that any adverse environmental effects associated with the proposal will be minor.

There are no known relevant matters in terms of section 8 of the Act, which relate to the Treaty of Waitangi.

It is considered that this proposal satisfies the Purpose and the Principles of the Act.



9. NOTIFICATION AND CONSULTATION

The Resource Management Amendment Act 2009 specifically changed the provisions relating to notification. The new notification provisions are contained within sections 95 to 95F.

There is no longer a presumption that a Council must publicly notify a resource consent application. Under section 95A the Council has discretion whether to publicly notify an application for resource consent. The application is now only required to be publicly notified if:

- The Council decides under section 95D that the activity will have or is reasonably likely to have adverse effects on the environment that are more than minor, or
- If the applicant requests it, or
- If a rule or national environmental standard requires it.

6.4 Wider Environmental Effects

Under section 95D the council considers effects on the environment, but must disregard the effects on people who own or occupy the land on which the activity will occur, or land adjacent to that land.

As concluded within section 6 of this report, the effects on the environment will be minor.

The applicant does not request that the application be notified.

There are no rules or national environmental standards which require the notification of the proposal.

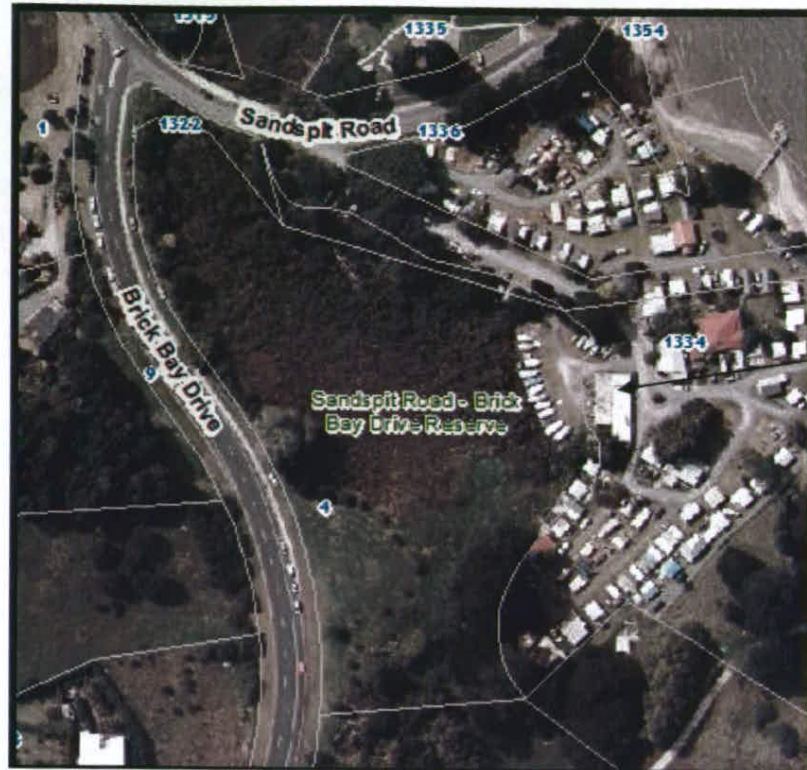
6.5 Effects on Adjacent Landowners and Occupiers

In terms of affected persons, under section 95B, if the Council does not publicly notify an application, the Council must decide if there are any affected persons or affected order holders (customary rights order holders). Under section 95E, the Council must decide that a person is an 'affected person' if adverse effects on them are minor or more than minor (but not less than minor).

As noted above, the proposed ablution block is to be located close to the western boundary of the site and will be located largely within the footprint of an existing building which is to be removed from the site. While the building will be located only 0.440m from the western boundary at the closest point this part of the building is the mower storage area which comprises a lean-to structure rather than an enclosed building space. The main component of the building will be located 1.8 metres from the western boundary at its closest point. The site directly adjoining the western boundary is the Sandpit Road – Brick Bay Drive Reserve which is owned by Auckland Council. The applicant utilises the directly adjoining area of this reserve as boat parking (this is a long standing



agreement between Auckland Council and the applicant); and this portion of the reserve is separated from the main reserve area by a stand of mangrove.



Existing building to be removed and ablution block to be established in this location

Taking into account the above and the existing use of the site, the position of the building in the footprint of an existing building to be removed from the site, the temporary and short term nature of the earthworks and the design of the building which is in keeping with the built form already on the site, it is our opinion that no persons will be adversely affected by the proposal in any way that would be described as minor or more than minor.

There are no affected order holders (customary rights order holders).

In conclusion, no persons are considered to be adversely affected by the proposal to an extent which is minor or more than minor. It has been concluded that the effects of the proposal on the environment are minor and there are no rules or national environmental standards which require the notification of this proposal. Therefore, it is considered appropriate to process this application on a non notified basis.

10. CONCLUSION

Overall, it is concluded that the effects on the environment of the proposal will be less than minor subject to appropriate conditions of consent.

The proposal is not in any way contrary to the relevant objectives and policies of the Operative Auckland Council District Plan (Rodney Section) 2011 and in fact supports many of the relevant objectives and policies. The proposal is also in keeping with the relevant assessment criteria set out in the Operative Auckland Council District Plan (Rodney Section) 2011.

No persons are considered to be adversely affected by the proposal to an extent which is minor or more than minor.

It is considered that the proposal is consistent with Part II of the Resource Management Act.

It is therefore considered that the application may be processed on a non notified basis and consent may be granted to the proposal subject to appropriate conditions.



Appendix 1: Certificate of Title





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier NA878/220
Land Registration District North Auckland
Date Issued 17 June 1947

Prior References
NA771/267

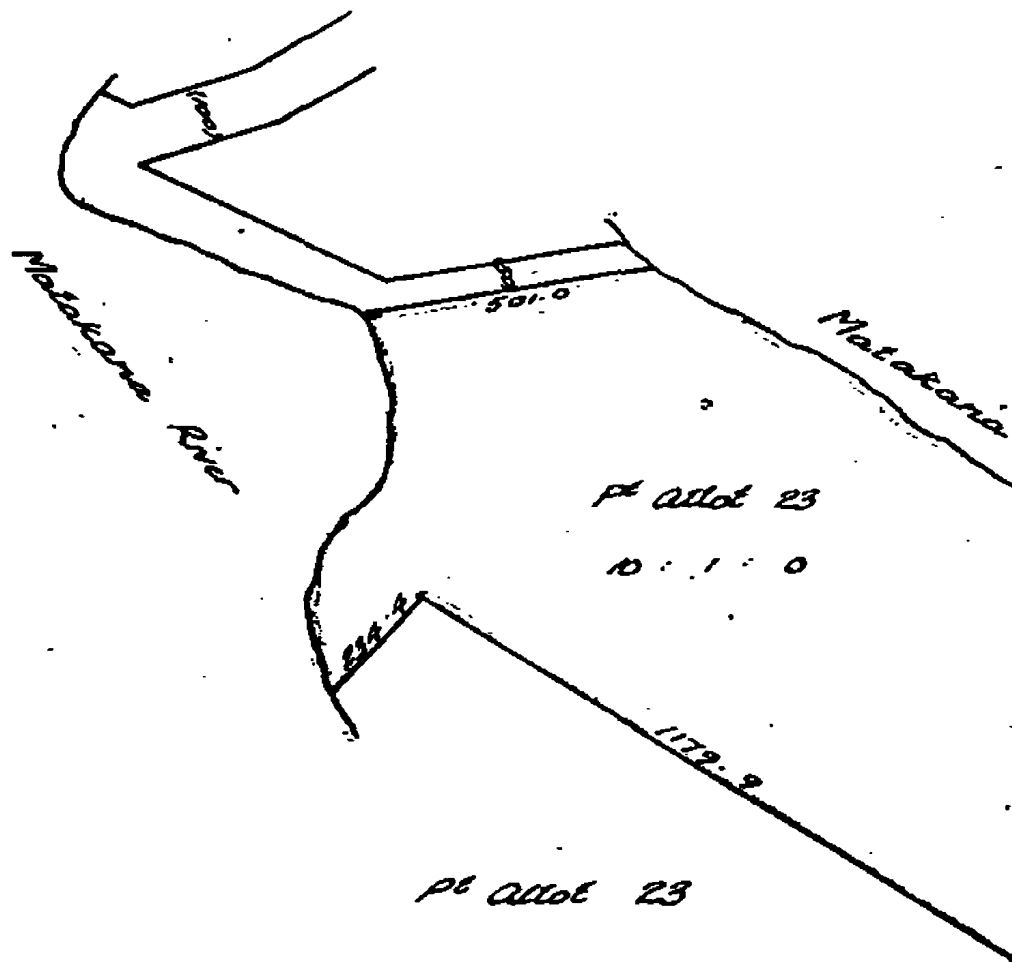
Estate Fee Simple
Area 4.1480 hectares more or less
Legal Description Part Allotment 23 Parish of Mahurangi

Proprietors

Brian Philip Morrison, Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited as to a 1/2 share
Brian Philip Morrison, Vanessa Anne Morrison and Brian & Vanessa Morrison Trustee Limited as to a 1/2 share

Interests

12058 Order in Council imposing Building Line Restriction - 30.4.1947 at 10.00 am
Subject to rights of way over parts marked F & N, rights to convey electricity over parts marked I, M & N, rights to convey telecommunications & computer media over parts marked M & N and drainage over parts marked F, G & H on DP 390452 created by Easement Instrument 7658082.4 - 14.12.2007 at 9:00 am
Appurtenant hereto are rights of way, rights to convey electricity and drainage created by Easement Instrument 7658082.4 - 14.12.2007 at 9:00 am
Some of the easements created by Easement Instrument 7658082.4 are subject to Section 243 (a) Resource Management Act 1991
7666051.1 Mortgage to ANZ National Bank Limited - 15.1.2008 at 2:06 pm



K. 58343.
of Dulcis
to Samu
retired
at 9.40

A143129 Tr
of Taurine
at 10.10.08

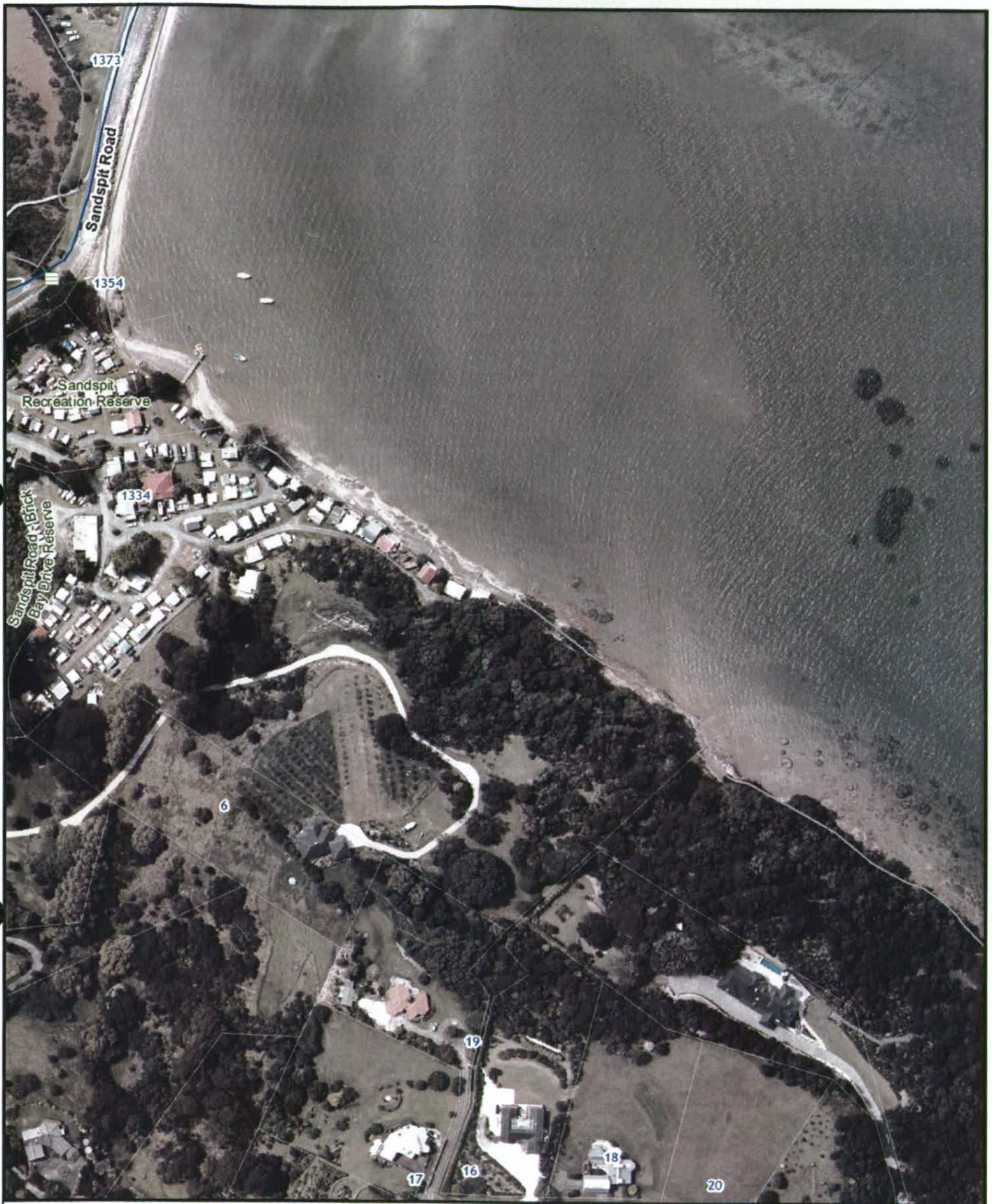
A143130 M
Walker

A2i
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Appendix 2: Aerial Photograph of Subject Site





This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Sandspit Holiday Park



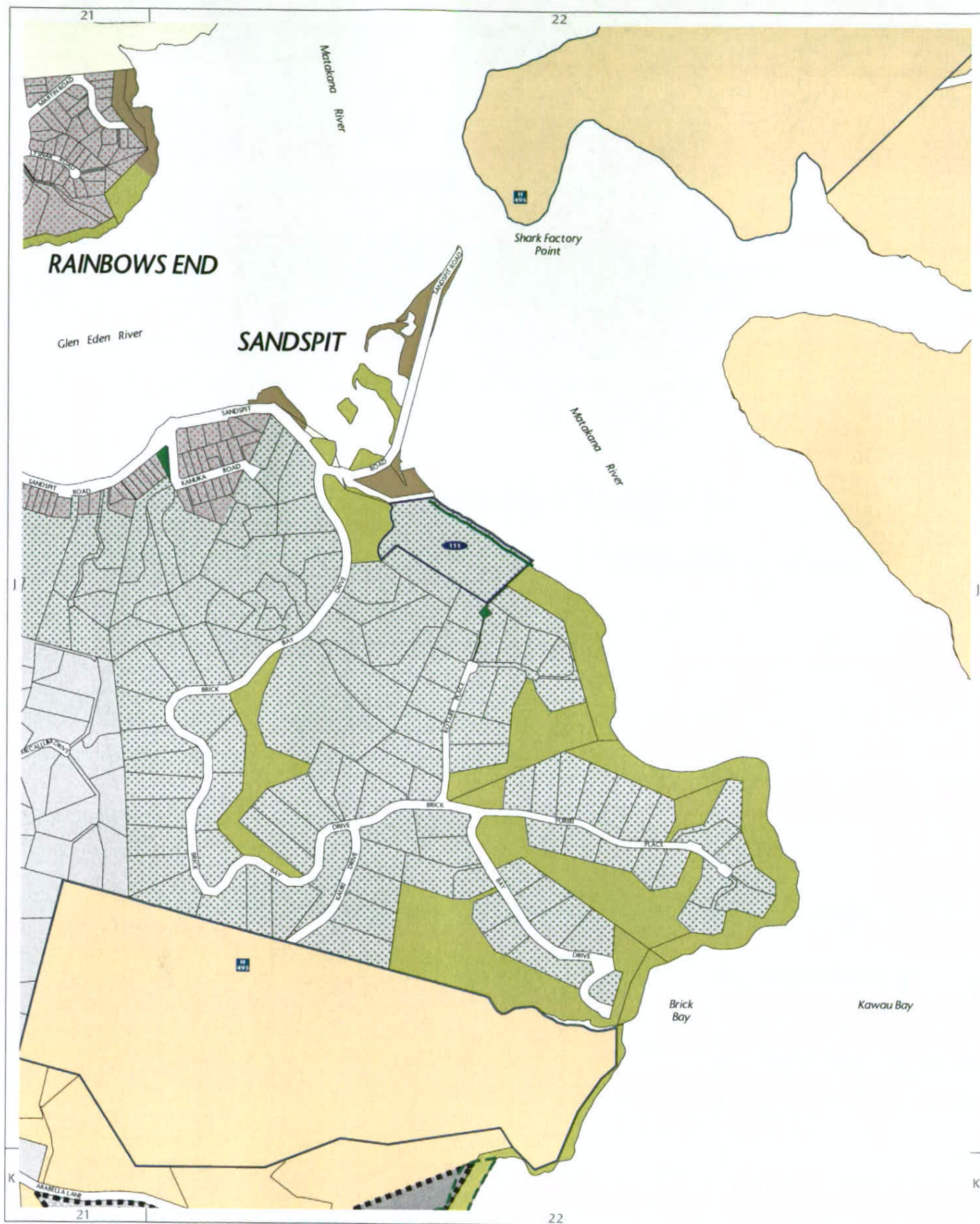
Auckland Council
Te Kaunihera o Tāmaki Makaurau

Created: Monday, 11 February 2013, 4:50:56 p.m.

Scale @ A4 1:2500

Appendix 3: Relevant Planning Map





Zones/Policy Areas

	General Rural		Retail Service
	Landscape Protection Rural		Mixed Business
	Dune Lakes		Industrial
	Countryside Living Rural		Open Space 1
	Countryside Living Town		Open Space 2
	East Coast Rural		Open Space 3
	Residential H (High Intensity)		Open Space 4
	Residential M (Medium Intensity)		Open Space 5
	Residential M (Township Policy Area)		Special Zones
	Residential EP (Eastern Peninsula)		Future Urban
	Residential PL (Physical Limitations)		Islands General
	Residential L (Low Intensity)		Inland Water (General)
	Residential LP (Landscape Protection)		Inland Water (Protection)

Notations

	Designation (see Appendix 15A)
	Scheduled or Restricted Activity (see Rules 14.8.2 and 14.8.3)
	Protected Item (see Appendix 17A-17D, 18A to Rules)
	Future Esplanade Reserve or Strip (see Appendix 23A to Rules)
	Indicative Roads and Accessways (see Rules 16.11 and 23.8.13)
	Indicative Reserves (see Rules 16.11 and 23.8.13)
	Road to be Widened or Stopped (see plans at back of Maps)
	Boundary between Special Zones
	Boundary of Wharf/Mooring Area
	Airfield Height Boundary (see Appendix 1 to Maps)
	Structure Plan Areas (see Appendix 6 to Maps)
	HP Gas Pipelines (see note in front of Maps)
	HV Transmission Lines (see Rule 23.8.17 and note in front of Maps)

Contact Council Regarding
Known Land Hazards



Auckland Council District Plan
(Rodney Section) 2011

15	15	15
58	59	15
60	61	15

MAP 59

Scale 1: 8 000

0 50 100 150 200 250 300
Metres

Appendix 4: Site Plan, Floor Plans and Elevations



Appendix 5: Geotechnical Report





Hutchinson
CONSULTING ENGINEERS

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Fax: +64 9 426 9669
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www.hc.co.nz

Ian Hutchinson Consultants
Limited trading as Hutchinson

Director:

Ian Hutchinson
BE Civil ME MIPENZ
CPEng IntPE(NZ)

Associate:

Phillip Fairgray
NZCE Civil GIPENZ

Associate:

Nevis McDougall
NZCE Civil GIPENZ

Our Ref: LJ15567

24 July 2012

Brian & Vanessa Morrison
1334 Sandspit Road
RD2
WARKWORTH 0982

Dear Sir/Madam

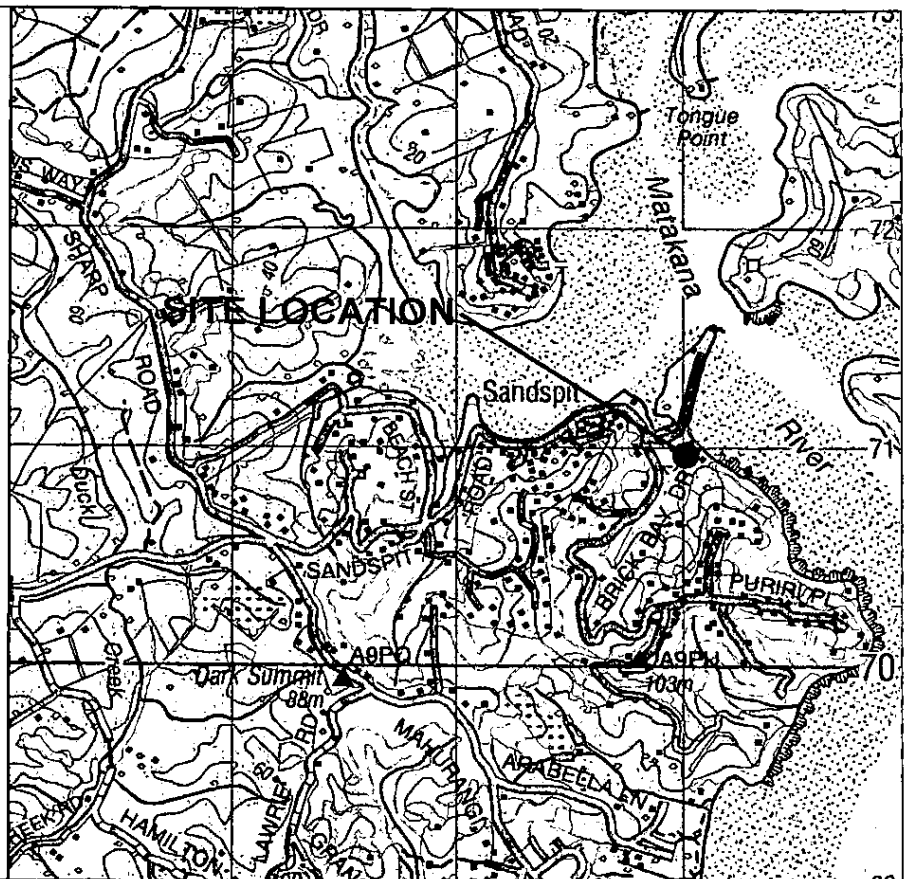
**RE: GEOTECHNICAL INVESTIGATION REPORT FOR THE
PROPOSED ABLUTION BLOCK
1334 SANDSPIT ROAD, WARKWORTH (PT ALLOT 23)
FOR B. & V. MORRISON**

INTRODUCTION

This office has visited and inspected the above site on Wednesday 13th June 2012 to investigate stability and sub-soil conditions for the proposed Ablution Block at 1334 Sandspit Road, Warkworth.

SITE LOCATION

NZ Topo50
Sheet AZ31
Warkworth
Grid Reference:
550 709



SITE DESCRIPTION

The site consists of a 4.148ha lot located on the southern side of Sandspit Road, Warkworth. The site is located on relatively level ground contours. A tributary estuary of the Matakana River is located approximately 30m to the west. The proposed Ablution Block is located within the Sandspit Holiday Park. There is an existing garage and work shop shed located in the position of the proposed Ablution Block.

SITE INVESTIGATION

The fieldwork carried out on the site involved the drilling of two hand auger boreholes to a maximum depth of 2.7 metres. Insitu and remoulded shear strengths were recorded utilising a Pilcon shear vane apparatus. Scala Penetrometer tests were conducted from the base of the boreholes until virtual refusal.

Refer to drawing A3-15567G/01 for borehole locations. A cross section was surveyed through the proposed building site utilising a clinometer and tape. This section is shown on drawing A3-15567G/02 attached.

OBSERVATIONS

Geology

Reference to the 1:250000 Institute of Geological & Nuclear Sciences Limited Geological Map of New Zealand Map 3 (Auckland Area) indicates the site is underlain by Tauranga Group alluvium of Holocene age overlying Pakiri Formation of the Waitemata Group of Miocene age.

This material is described as "*Alluvial/colluvial deposits*" and "*Alternating thick-bedded, volcanic-rich, graded sandstone and siltstone*" respectively.

The Geotechnical investigation encountered alluvial deposits.

Sub-surface Conditions

Sub-surface conditions are shown on Cross Section A-A' on drawing A3-15667G/02 and on the attached borehole logs and Scala Penetrometer test result sheet. A summary is given below:

- Non engineered fill was encountered in boreholes 1 and 2 to a maximum depth of 0.3 and 0.5 metres respectively below existing ground level.
- Tauranga Group alluvium soils, of stiff to hard consistency (56 to 241kPa) were encountered in boreholes 1, 2 and 3.
- Organic peat/sandy soils, of stiff consistency (56 kPa) were encountered in boreholes 1, 2 and 3 to a maximum depth of 1.2, 1.0 and 0.8 metres respectively below existing ground level.

- Competent sandstone/siltstone is inferred to have been encountered in boreholes 1, 2 and 3 at depths of 3.0, 4.8 and 3.8 metres respectively below existing ground level.
- Groundwater in the form of freewater was encountered in boreholes 1, 2 and 3 at depths of 0.5, 0.8 and 0.5 metres respectively, below existing ground level.

Expansive Soils

Based on the visual characteristics of the sub soils encountered in the borehole investigation the soils encountered beneath the building site are considered Site Classification M (moderately expansive) in terms of AS 2870:1996 Residential slabs and footings-Construction. Please note that no laboratory testing has been carried out to confirm the soil classification in terms of AS2870:1996.

Finished Floor Levels

The Auckland Council web stormwater maps (refer to map attached) indicate the majority of the Sandspit Holiday Park is within the zone of potential inundation.

This office has reviewed the Tonkin & Taylor Assessment of Potential Sea levels Due to Storms and Climate Change along Rodney's East Coast Report ref: 22239 dated July 2005 which recommends an inundation risk level in Snells Beach (nearest to Sandspit) of RL 3.2m and a minimum floor level in Snells Beach of RL 3.4m.

The typical ground level of in the location of the proposed Ablution Block is typically 2.5 to 3.0 metres. It is proposed to raise existing ground levels to achieve fall from the Ablution Block to the existing Oxidation Tanks.

DISCUSSION

It is proposed to construct a single storey Ablution Block with a reinforced slab-on-grade floor slab.

The proposed building site is underlain by non-engineered fill and weak alluvial soils. Therefore the proposed Ablution Block will require specific foundation design we have considered two options as outlined below:

Option 1: Remove all non-engineered fill and weak organic alluvial soils to a competent material encountered below typically 0.8 to 1.2m below existing ground level and replace with compacted earthfill and/or hardfill. Providing the weaker materials are completely removed to a competent material and imported fill re-compacted to Engineering standards foundations can be designed with the following parameters.

All strip and/or pad foundations should extend a minimum of 600mm below cleared ground level, following topsoil stripping and benching.

Alternatively, a reinforced stiffened raft or waffle raft type concrete floor slab could be used providing foundations are designed for Site Class M soils in accordance with AS2870:1996.

All foundations should be designed for an ultimate bearing capacity of 300kPa with a strength reduction factor ϕ of 0.5, therefore:

- a maximum dependable bearing pressure of 150kPa.
- a maximum allowable bearing pressure of 100kPa.

Option 2: We recommend all floor slab and load-bearing foundations are to be fully supported on driven piles or bored piles extending into the competent material, typically encountered 3.0 to 3.5 metres below existing ground level.

Due to the elevated ground water level driven timber piles may prove the most practical and economical option. The piles should be driven to a set designed to support the anticipated building loads.

Care should be taken when designing the Ablution Block to limit any potential differential settlement between any associated amenity areas.

The soils encountered beneath the proposed building platform are classified as Class M and also exhibit some undrained shear strengths below 100kPa. The soils fall outside the definition of "good ground" in terms of NZS3604:1999 Timber Framed Buildings. The building platform will require specific foundation design.

RECOMMENDATIONS

We confirm that:

- (a) The land on which the building work is to take place is not subject to, or is not likely to be subject to, instability: and
- (b) The building work itself is not likely to accelerate, worsen, or result in instability of that land or any other property

Subject to the following recommendations:

1. All stormwater runoff from
 - the building site
 - tank overflows
 - hardstand areas
 - surface and subsoil drainageshould be collected into a sealed stormwater system and discharged into the public stormwater system.
2. This office or another Chartered Professional Engineer should be retained by the owner to inspect all earthworks operations and foundation excavations and certify same on completion.

? what public stormwater system?

3. **Option 1:** Remove all non-engineered fill and weak organic alluvial soils to a competent material encountered below typically 1.2m below existing ground level and replace with compacted earthfill and/or hardfill. Providing the weaker materials are completely removed to a competent material and a minimum of 1.0 metre outside the building platform and imported fill re-compacted to engineering standards foundations can be designed with the following parameters.

All strip and/or pad foundations should extend a minimum of 600mm below cleared ground level, following topsoil stripping and benching.

Alternatively, a reinforced stiffened raft or waffle raft type concrete floor slab could be used providing foundations are designed for Site Class M soils in accordance with AS2870:1996.

All foundations should be designed for an ultimate bearing capacity of 300kPa with a strength reduction factor ϕ of 0.5, therefore:

- a maximum dependable bearing pressure of 150kPa.
- a maximum allowable bearing pressure of 100kPa.

Option 2: We recommend all floor slab and load-bearing foundations are to be fully supported on driven piles or bored piles extending into the competent material, typically encountered 3.0 to 3.5 metres below existing ground level.

Due to the elevated ground water level driven timber piles may prove the most practical and economical option. The piles should be driven to a set designed to support the anticipated building loads.

We anticipate the required set should be achieved at 3.0 to 3.5m below existing ground level. However the driving of test piles is advised.

All driven timber plies should extend a minimum of 50mm into the base of the foundation/edge beam and be encased in the foundation concrete pour.

6. All topsoil, non-engineered fill and/or soils contaminated with organic materials shall be completely removed from below any future reinforced concrete slab-on-grade floor slab areas prior to placing the compacted hardfill.
7. All buried and overhead services should be accurately located on site prior to the commencement of any construction work and protected during the construction work.
8. A check should be made during the preparation of architectural plans that all foundations are outside the limits of the 45° zone of influence from any service.

If the proposed future foundations are within the limits of the 45° zone of influence, foundation piling (and/or a similar means of compliance) will be required.

9. All services both within the site and/or within the 45° zone of influence should be accurately plotted on the architectural plans indicating all invert and lid levels of both the up and downstream manholes of the pipework.

During the survey, a check should be made to ensure that both inlet and outlet invert levels are attained within manholes, particularly in the event of drop manholes (both internal and external) being evident.

All site survey information should preferably be completed to Lands and Survey Datum.

10. All earthfill should be constructed in accordance with the requirements of NZS 4431:1989. All engineered cohesive earthfill should consist of clean clay soil between 4% below and 2% above optimum moisture content. The fill should be placed in an uncompacted uniform layer (free of lumps exceeding half the layer thickness) not exceeding 200mm in thickness.

Each layer should be compacted using either a heavy sheep's-foot or pad-foot roller to achieve an average undrained shear strength of 140kPa, with no shear strengths less than 100kPa and a maximum of 10% air voids.

Due to the elevated groundwater level and level of soil saturation to achieve the required compaction standard the earthworks should be carried out over the summer season during period(s) of extended dry weather. To achieve the required compaction standard in the winter season the cut (borrow) material may require lime drying.

11. All engineered earthfill batters should be constructed at a gradient no steeper than 3H:1V (approximately 18°).

The entire building platform including amenity areas should comprise engineered earthfill constructed to the above-mentioned standard. The platform should extend a minimum of 1.0m from the edge of the dwelling before being battered.

12. All compacted hardfill placed should consist of GAP 40 (or equivalent, Limestone aggregate is not considered suitable) compacted using a vibrating pedestrian roller in layers not exceeding 150mm in thickness.

LIMITATION

This report has been prepared solely for the benefit of Brian & Vanessa Morrison as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without prior review and agreement in writing be at such parties sole risk.

The recommendations and opinions in this report are based on data from three boreholes. The nature and continuity of subsoil conditions away from the borehole positions is inferred and it must be appreciated that actual conditions could vary from the assumed model. Should variations in subsoil conditions from those described in this report be encountered it is essential that Ian Hutchinson Consultants Limited be contacted as it may affect the recommendations and design parameters given in this report.

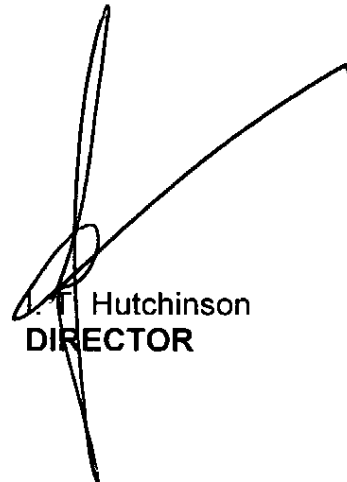
Should you wish to discuss any aspects of the above information, please contact the above office.

We trust this meets with your approval.

Yours faithfully
HUTCHINSON



J. Black
ENGINEER



J. Hutchinson
DIRECTOR

SOIL STRENGTH CLASSIFICATION (Fine grained cohesive soils)			SCALA PENETROMETER RESULTS	
TERM	FIELD IDENTIFICATION	SHEAR STRENGTH (kPa)	TERM	SCALA PENETROMETER (No. of blows/100mm)
Very Soft (Vs)	Exudes between fingers when squeezed	<12	Very dense	>17
Soft (S)	Easily indented by fingers	12–25	Dense	7–17
Firm (F)	Indented only by strong finger pressure	25–50	Medium dense	3–7
Stiff (St)	Cannot be indented by thumb pressure	50–100	Loose	1–3
Very Stiff (VSt)	Indented by thumbnail	100–200	Very loose	0–2
Hard (H)	Difficult to indent by thumbnail	200–500		

PROPORTIONAL TERMS DEFINITION				MOISTURE CONDITION
	TERM	% OF SOIL MASS	EXAMPLE	
SUBORDINATE FRACTION	(....)y	20–50	Sandy	Dry (D)—Soil looks and feels dry; cohesive soils usually hard, powdery or friable, granular soils run freely through hands
	MAJOR FRACTION	... — ≥50 major constituent	SAND–GRAVEL GRAVEL	Moist (M)—Soil feels cool, darkened in colour; granular soils tend to cohere, cohesive soils usually weakened by moisture presence, but one gets no free water on hands when remoulding
	MINOR FRACTION	trace ... minor ... some ... <5 5–12 12–20	trace sand minor sand some sand	Wet (W)—Soil feels cool, darkened in colour; granular soils tend to cohere, cohesive soils usually weakened and free water forms on hands when handling
IN-SITU STRENGTH TESTING				Saturated (S)—Soil feels cool, darkened in colour and free water is present on the sample. Fully saturated refers to the case where the soil is below the water table
V128	Insitu Shear Strength (kPa) corrected to BS:1377			
R52	Remoulded Shear Strength (kPa)			
UTP	Unable to penetrate			
CH	Clegg Hammer			

PARTICLE SIZE TERMINOLOGY		GRAPHIC SYMBOLS		
SOIL FRACTION	PARTICLE SIZE RANGE			
CLAY	<2µm	 FILL	 CLAY	 MUDSTONE
SILT	2–60µm	 TOPSOIL	 SAND	 SANDSTONE
SAND fine	0.06–0.2mm	 ORGANIC (PEAT)	 GRAVEL	 LIMESTONE
medium	0.2–0.6mm			
coarse	0.6–2.0mm			
GRAVEL fine	2.0–6.0mm	 SILT	 SILTSTONE	 GREYWACKE
medium	6.0–20.0mm			
coarse	20.0–60.0mm			
COBBLES	60.0–200.0mm			
BOULDER	>200.0mm			

PLASTICITY TERMS DEFINITION		COLOURS			PARTICLE SHAPE (roundness terms)
		1	2	3	
Non plastic	Sample can't be rolled	light dark	pinkish reddish yellowish brownish greenish bluish greyish	pink red orange yellow brown green blue white grey black	Rounded 
Slightly plastic	Sample can be rolled into 3.5mm thread				Sub-rounded 
Moderately plastic	Thread can be bent				Angular 
Highly plastic	Thread bends alot				Sub-angular 



LOG OF BOREHOLE NO: 1

50mm DIAMETER HAND AUGER

JOB No: 15567
 DATE: 13/06/2012
 TESTED BY: JB
 SHEAR VANE No: 4770
 (SHEAR VANE TESTING BASED ON BS1377)

CLIENT: B. & V. MORRISON
 LOCATION: 1334 SANDSPIT ROAD, WARKWORTH

GEOLOGICAL UNIT	SOIL DESCRIPTION	GRAPHIC LOG	DEPTH (m)	CONSISTENCY	SHEAR STRENGTH (kPa)	MOISTURE CONDITION	GROUNDWATER	COMMENTS
FILL	dark brown, Topsoil, rootlets		0.5	VSt	V171/R15	M		
	slightly plastic, yellow brown, brown streaks, dark brown staining, Silty CLAY							
TAURANGA GROUP	non to slightly plastic, dark brown, black organic peat with tree remains, Clayey SILT with some sand		1.0	St	V56/R11	M		freewater
	non plastic, dark brown, black, organic stained, SAND with minor clay and minor silt		1.5	VSt	V148/R37			
	slightly to moderately plastic, bluish grey with brown streaks, Silty CLAY		2.0		V130/R37			
	grey, bluish grey		2.5	H	241+ UTP			
	E.O.B. @ 2.7m difficult to auger		3.0					
			3.5					
			4.0					
			4.5					
			5.0					



LOG OF BOREHOLE NO: 2

50mm DIAMETER HAND AUGER

JOB No: 15567
 DATE: 13/06/2012
 TESTED BY: JB
 SHEAR VANE No: 4770
 (SHEAR VANE TESTING BASED ON BS1377)

CLIENT: B. & V. MORRISON
 LOCATION: 1334 SANDSPIT ROAD, WARKWORTH

GEOLOGICAL UNIT	SOIL DESCRIPTION	GRAPHIC LOG	DEPTH (m)	CONSISTENCY	SHEAR STRENGTH (kPa)	MOISTURE CONDITION	GROUNDWATER	COMMENTS
FILL	aggregate			St		M		
	slightly plastic, brown, yellow brown, Silty CLAY							
TAURANGA GROUP	non plastic, brown, SAND							
	non to slightly plastic, dark brown organic stained, Silty SAND with minor clay		0.5		V56/R11			
	non plastic, brown, yellow brown, occasional shell					S		freewater
	slightly to moderately plastic, grey with orange brown mottles, Silty CLAY		1.0	VSt	V145/R37	M/W		
	bluish grey, orange brown bands		1.5		V148/R56	M		
	E.O.B. @ 2.0m target depth		2.0	H	V223/R56			
			2.5					
			3.0					
			3.5					
			4.0					
			4.5					
			5.0					



Hutchinson
CONSULTING ENGINEERS

LOG OF BOREHOLE NO: 3

50mm DIAMETER HAND AUGER

JOB No: 15567

DATE: 13/06/2012

TESTED BY: JB

SHEAR VANE No: 4770

(SHEAR VANE TESTING BASED ON BS1377)

CLIENT: B. & V. MORRISON

LOCATION: 1334 SANDSPIT ROAD WARKWORTH

GEOLOGICAL UNIT	SOIL DESCRIPTION	GRAPHIC LOG	DEPTH (m)	CONSISTENCY	SHEAR STRENGTH (kPa)	MOISTURE CONDITION	GROUNDWATER	COMMENTS
AURANGA GROUP	dark brown, Topsoil, rootlets non to slightly plastic, dark brown, Silty SAND with some clay, organic stained		0.5	St	V56/R28	W/S		freewater
	non plastic, SAND slightly to moderately plastic, bluish grey, orange brown bands, Silty CLAY		1.0	H	V241+	M/W		
			1.5		V241+			
	E.O.B. @ 1.6m difficult to auger		2.0					
			2.5					
			3.0					
			3.5					
			4.0					
			4.5					
			5.0					

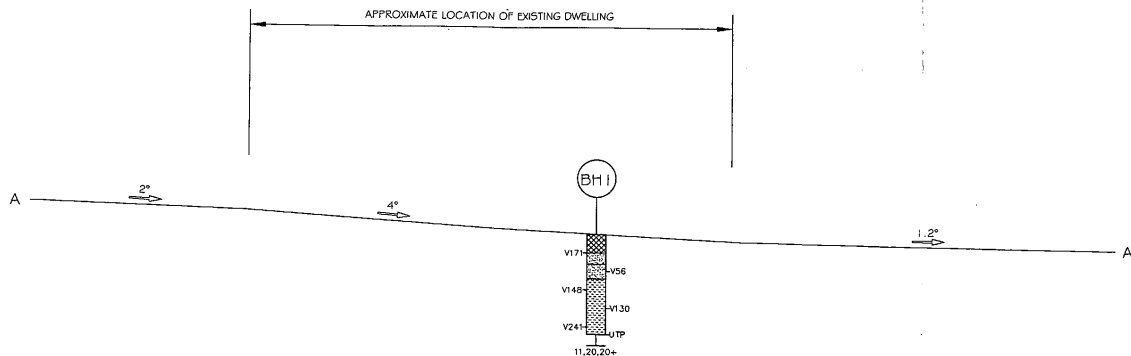
SCALA PENETROMETER TEST RESULTS

CLIENT: B. & V. MORRISON
LOCATION: 1334 SANDSPIT ROAD, WARKWORTH

JOB No: 15567
DATE: 13/06/2012
TESTED BY: JB

DEPTH OF PENETRATION (mm)	BH1	BH2	BH3				
START DEPTH (m):	2.7	2.0	1.6				
100	11	3	4				
200	20	2	5				
300	20+	2	6				
400		1	3				
500		2	6				
600		3	6				
700		5	7				
800		9	9				
900		15	9				
1000		13	8				
1100		11	14				
1200		19	11				
1300		11	13				
1400		15	13				
1500		15	14				
1600		14	10				
1700		11	10				
1800		11	10				
1900		14	11				
2000		15	15				
2100		14	14				
2200		12	18				
2300		12					
2400		16					
2500		16					
2600		14					
2700		16					
2800		18					
2900							
3000							
3100							
3200							
3300							
3400							
3500							
3600							
3700							
3800							
3900							
4000							
4100							
4200							
4300							
4400							
4500							
END DEPTH (m):	3.0	4.8	3.8				

*Based on test method: NZS4402:1988 Test 6.5.2 Dynamic Cone Penetrometer



CROSS SECTION A-A'

LEGEND



HAND AUGER BOREHOLE

V100

SHEAR STRENGTH (kPa)

15°

SLOPE ANGLE

NOTE:
ALL AREAS & LEVELS SUBJECT TO FINAL SURVEY.

REV.	DATE	ITEM
------	------	------

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CONSULTING ENGINEERS

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Ground Floor Elgin House, 19 Temuka Ave, Christchurch
Ph: 03 426 5102 Fax: 03 426 9889 www.hc.co.nz

PROJECT
B. & V. MORRISON
PROPOSED ABLUTION BLOCK AT
1334 SANDSPIT ROAD
SANDSPIT

DRAWING TITLE
GEOTECHNICAL
INVESTIGATION
CROSS SECTION A-A'

SCALE	DATE
1:100 @ A3	JULY 2012
DRAWN JB	DWG No. A3 - 15567G/01
REV	



A'

BH1

A

EXISTING
IMPLEMENT SHED
AND GARAGES TO
BE REMOVED

PROPOSED NEW
ABLUTION BLOCK

BH2

BH3

EXISTING OXIDATION
TANKS

SITE PLAN

EXISTING
ABLUTION
BLOCK

EXISTING
ABLUTION
BLOCK

LEGAL DESCRIPTION
PT ALLOT 23
AREA: 4.1480ha

LEGEND



HAND AUGER BOREHOLE



CROSS SECTION

NOTE:
ALL AREAS & LEVELS SUBJECT TO FINAL SURVEY.

REV.	DATE	ITEM
------	------	------

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H Hutchinson
CONSULTING ENGINEERS

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Ground Floor (Eian House, 15 Tamaki) Ave, Ormrod
Ph: 09 428 5702 Fax: 09 428 9959 www.hc.co.nz

PROJECT
S. & V. MORRISON
PROPOSED ABLUTION BLOCK AT
1334 SANDSPIT ROAD
SANDSPIT

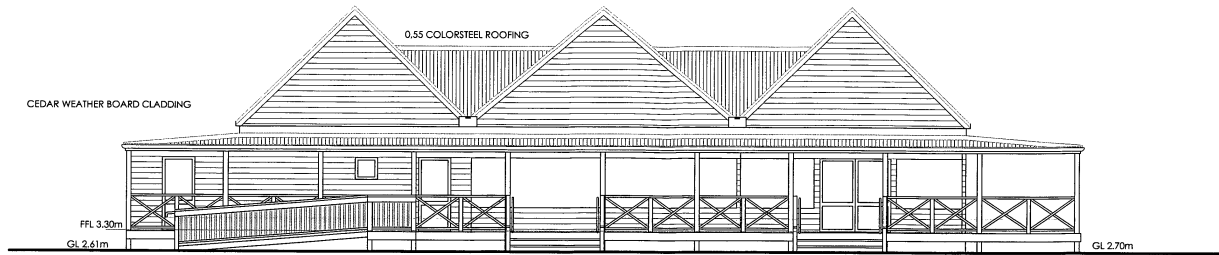
DRAWING TITLE
GEOTECHNICAL
INVESTIGATION
SITE PLAN

SCALE	DATE
1:200 @ A3	JULY 2012

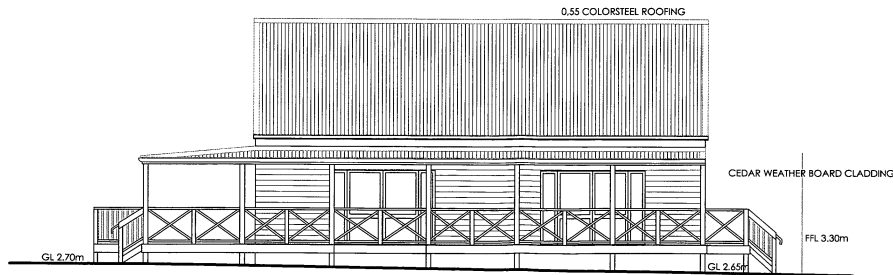
DRAWN	CHKD
JB	
REV	A3 - 15567G/01



Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufactures specification. Allow DPM between all timber & concrete H3.2 bottom plates typically. All work to comply to NSZ3604 & NZBQ



EAST ELEVATION $\frac{2}{3}$ 1:100

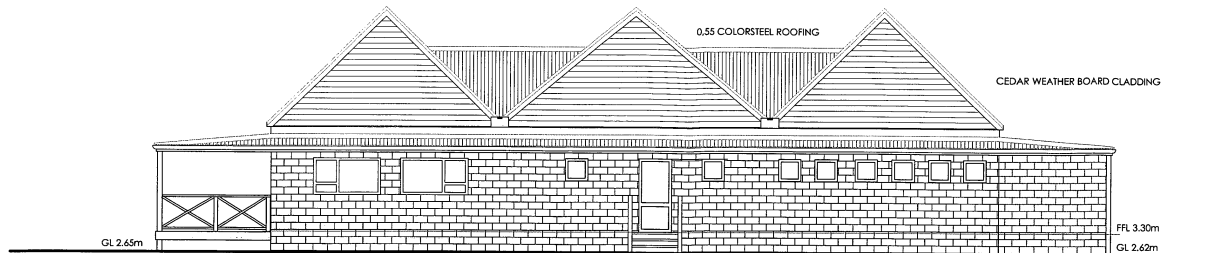


NORTH ELEVATION $\frac{1}{3}$ 1:100

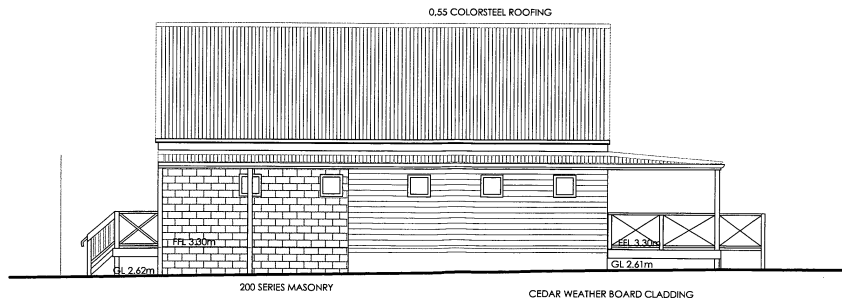
Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete.
HS-2 bottom plates typically. All work to comply to NZS3604 & NZS3601

Superseded
Refer to Amended
Plan dated March
2013.

BK A D I N Z ARCHITECTURAL DESIGNERS 100 Henry Street, P.O. Box 23, Warkworth Auckland 1014 Email: brad@adinz.co.nz	PROJECT Proposed Ablution Block #1334 Sandspit Road, Sandspit Sandspit Holiday Park Elevations	DRAWING REVISION revision detail date author checked	DATE Sept 112 DRAWN BY BJK SCALE 1:100 SHEET NO. 5 of 6	SHEET NO. BK 2099
		PROJECT Proposed Ablution Block #1334 Sandspit Road, Sandspit Sandspit Holiday Park Elevations		



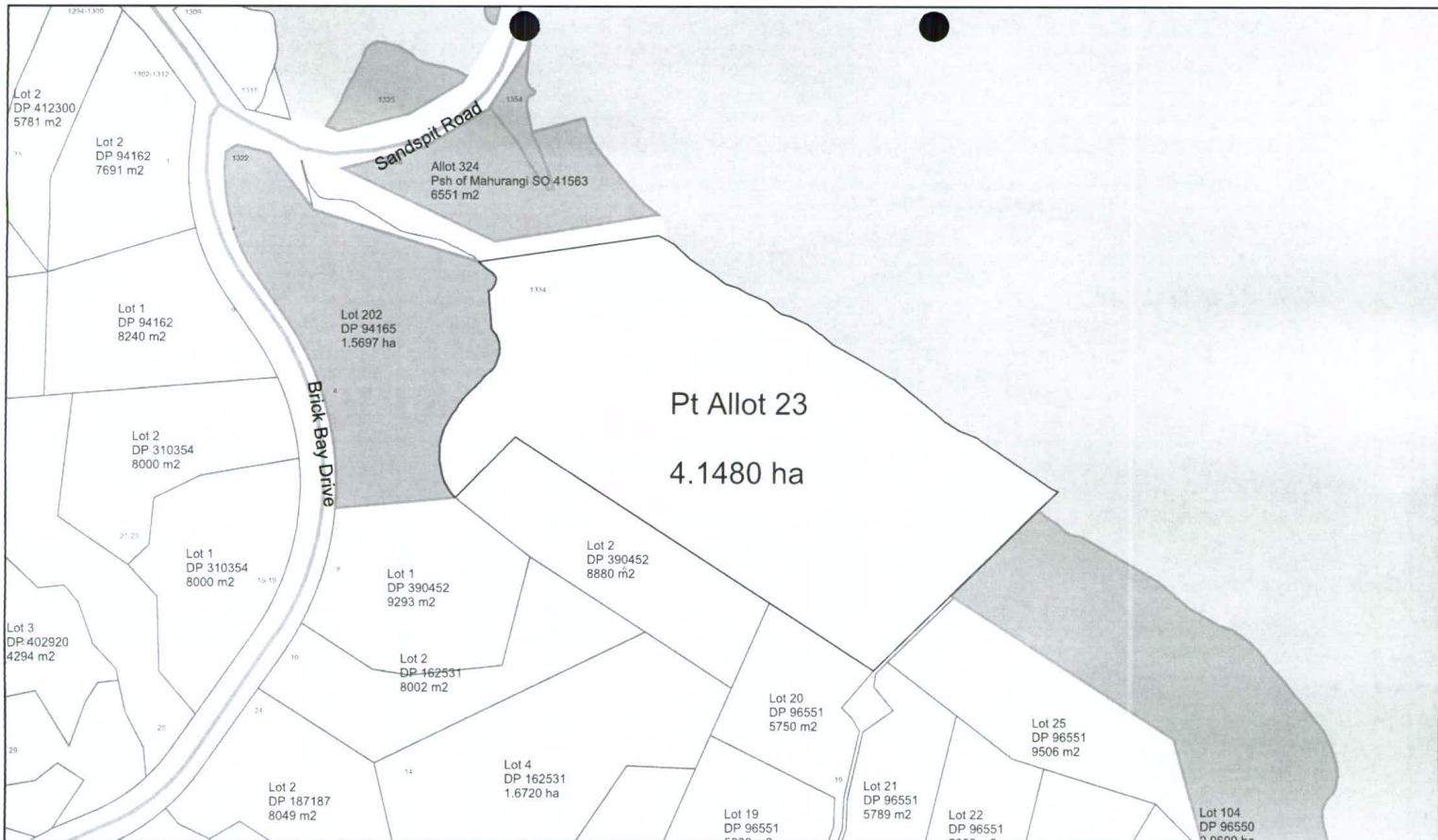
WEST ELEVATION 4
3 1:100



SOUTH ELEVATION 3
3 1:100

Superseded
Refer to Amended
Planned Mark
2013.

BK NO. 153 ARCHITECTURAL DESIGNERS 150 Penco Street, P.O. Box 23, Waiwaka EMAIL: bkdsgn@bkdsgn.net.nz	PROJECT Proposed Ablution Block #1334 Sandspit Road, Sandspit client Sandspit Holiday Park elevations	drawing revision revision detail table FDSB rev notes	date Sept '12 drawn B.J.K. scale 1:100 client no.	sheet no. 6 of 6 BK 2099
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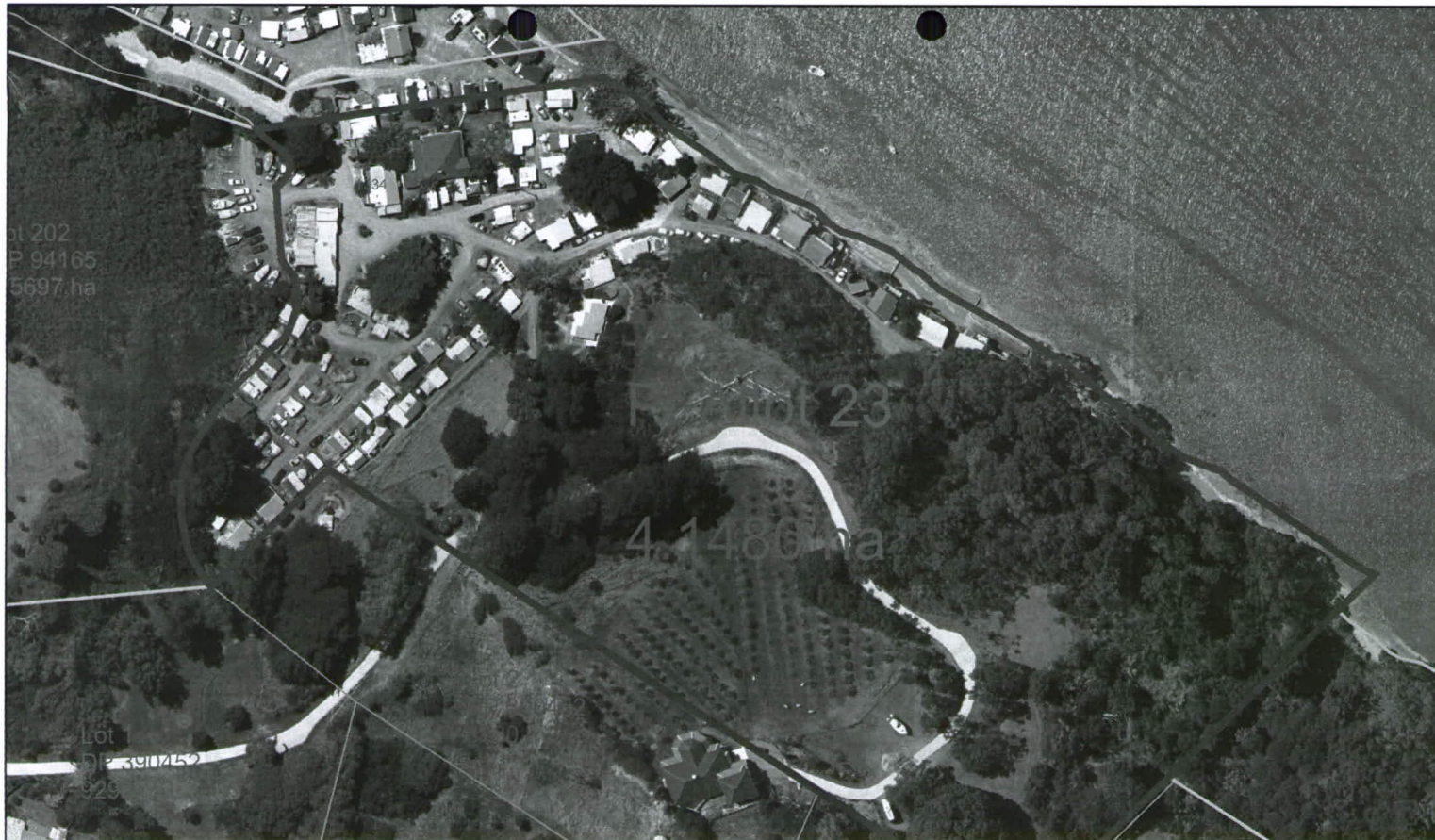
Pt Allot 23 Psh Of Mahurangi (4.148HA)

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21 February 2013

0m 30m 60m





1334 Sandspit Road Sandspit 0982

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21 February 2013

0m 15m 30m

