

WESTLAND DISTRICT COUNCIL

SECTION 42A REPORT ADDENDUM

FILE REFERENCE: RC220120 & 230030

TO Mark Geddes, Hearing Commissioner

FROM Anna Johnson, Consultant Planner

SUBJECT Report on a Limited Notified Consent Application – Addendum due to application amendments received 03 October 2023 and 06 November 2023.

SUMMARY

Applicant: Forest Habitats Limited

Location: 117 Arthurstown Road, Hokitika

Proposal: To subdivide land legally described as Lots 8 to 29 DP 142, Part RS 1300, 1589 and 4363, and RS 1421, 1588 and 1602-1603 into 15 allotments, including amalgamation conditions, within the Rural Zone (ODP) and General Rural Zone (PDP), 117 Arthurstown Road.

To erect a total of 12 dwellings, including no more than one dwelling per allotment on Lots 1 to 12, and to form unformed legal road for residential access, resulting from the three-stage subdivision of land legally described as Lots 8 to 29 DP 142, Part RS 1300, 1589 and 4363, and RS 1421, 1588 and 1602-1603 within the Rural Zone (ODP) and General Rural Zone (PDP), 117 Arthurstown Road, Hokitika.

Legal Description: Lots 8 to 29 DP 142, Part RS 1300, 1589 and 4363, and RS 1421, 1588 and 1602-1603.

Operative Plan Zoning: Rural Zone.

Proposed Plan Zoning: General Rural Zone, Coastal Tsunami Hazard, Flood Plain, Flood Hazard Susceptibility, Flood Hazard Severe, Coastal Environment, Pounamu Management Area.

Limited Notification Date: 27 April 2023

Closing Date for Submissions: 25 May 2023

Submissions: One

- One combined submission has been received in opposition to the application:
 - Ann Kieran and Karl Hardenbol*
 - Nigel Gallop*

* Denotes submitter wishes to speak at the hearing

Additional Information Submitted Post Notification:

- Amendment Summary – MacDonell Consulting Limited – 03 October 2023.
- Appendix 1A Landscape Proposal – Rough Milne Mitchell Landscape Architects – 29 August 2023.
- Appendix 1B Photomontages (DRAFT) – Rough Milne Mitchell Landscape Architects – 04 September 2023.
- Appendix 2A Scheme Plans – Surveying & Development Consulting Limited – 25 August 2023.
- Appendix 2B Plan of Existing Titles and Houses – Surveying & Development Consulting Limited – 25 August 2023.
- Appendix 3 Proposed Planting Plan – Rough Milne Mitchell Landscape Architects – 29 August 2023.
- Appendix 4 Hutchinsons Engineering Report – Hutchinson Consulting Engineers – 07 September 2023.
- Appendix 5 Stuart Challenger Report – Chris J Coll Surveying Limited – 28 September 2023.
- Appendix 6 Flood Photo Location Plan – Surveying & Development Consulting Limited – 19 July 2023.
- Further Information Letter – MacDonell Consulting Limited – 06 November 2023.
- Photomontages (FINAL) – Rough Milne Mitchell Landscape Architects – 04 September 2023.

RECOMMENDATION POST APPLICATION AMENDMENTS

That subject to new or additional evidence being presented at the Hearing, the application be DECLINED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

1. The proposal is inconsistent in part with the relevant Objectives and Policies of the Operative District Plan and Proposed Te Tai o Poutini Plan, which seek to ensure that the siting of new subdivision does not threaten the distinctive character of Westland, and that development occurs in areas at low risk of natural hazards. The site is located within an area which has been zoned for the provision of primary production within an area characterised by an open landscape which is interspersed with low density buildings and structures.

2. The site is located within an area which has historically been subject to inundation during high rainfall events. The site has the potential to be subject to a multitude of natural hazards, which is demonstrated through four individual natural hazard overlays associated with the Proposed Te Tai o Poutini Plan. It has been assessed that the application does not conclusively demonstrate that the activity will not adequately mitigate the present natural hazard risk upon people and property.
3. The proposal has been assessed as inconsistent with s 6(h) and 7(i) of Part II of the Resource Management Act 1991 (the Act). It has not been adequately demonstrated that the activity will avoid, remedy or mitigate the adverse effects of the proposal.
4. It is recommended that subdivision consent is refused pursuant to s 106(1)(a) and (c), due to the presence of significant risk from natural hazards and the insufficient provision of legal and physical access during a severe weather event.

1 INTRODUCTION

- 1.1 This report is to be read in conjunction with the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023. The purpose of this addendum to the original Section 42A Report is due to the submission of additional information in support of the application post circulation of the original recommendation. The additional information has been volunteered and has resulted in changes to the original proposal that have prompted reassessment. The following report takes into account the proposed changes to the application and informs the updated recommendation and Draft Recommended Conditions of Consent (Appendix A).
- 1.2 Please see the original Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 for site description, zoning information, submissions summary, consultation, statutory considerations outline, internal reports and Council information, and those components of the Assessment of Environmental Effects (AEE) which have not been amended as a result of the proposed application changes.
- 1.3 The proposed changes will result in a change in activity status from **Discretionary** to **Non-Complying**.

2 DESCRIPTION OF PROPOSAL AMENDMENTS

- 2.1 A copy of the application amendments and supporting reports can be found in the “Application” section of the agenda and as Appendix C of this report. The original application, supporting information and s 92 submission can be found within “Application” section of the agenda and the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023.
- 2.2 The additional information provided aimed to address amenity, character, biodiversity, reverse sensitivity and natural hazard concerns raised within the original s 42A Report. In order to do so, amendments have been made to the subdivision layout and building platform locations have been designated (Subdivision Scheme Plan Appendix B). In the interest of clarity, the amended and former subdivision layouts are demonstrated within the following Figures 1 and 2.

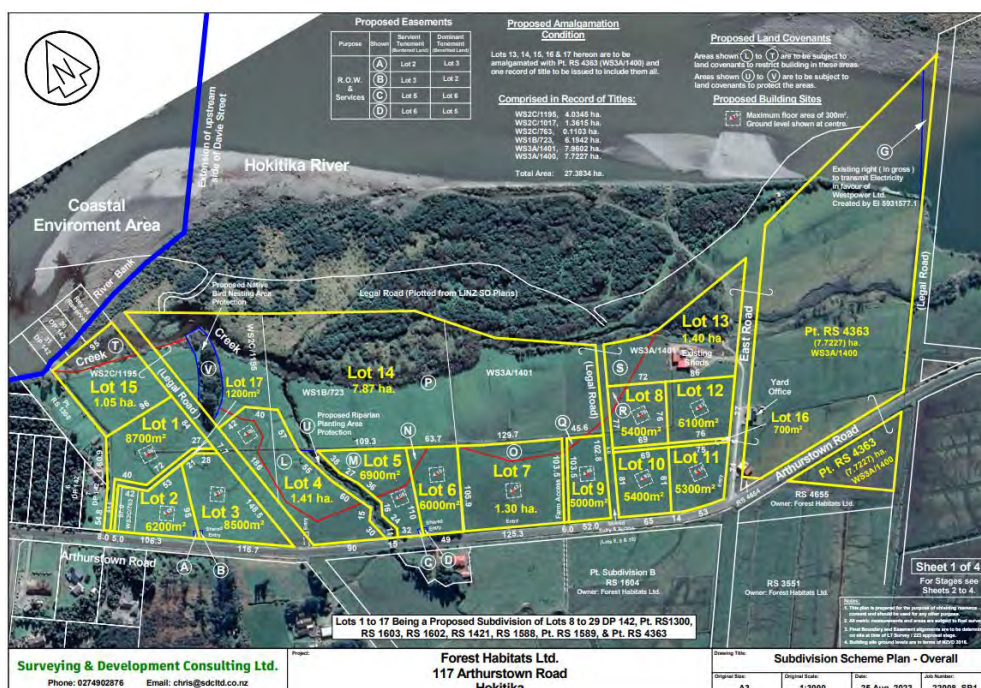


Figure 1: Amended Subdivision Scheme Plan – Surveying & Development Consulting Limited – 25 August 2023.

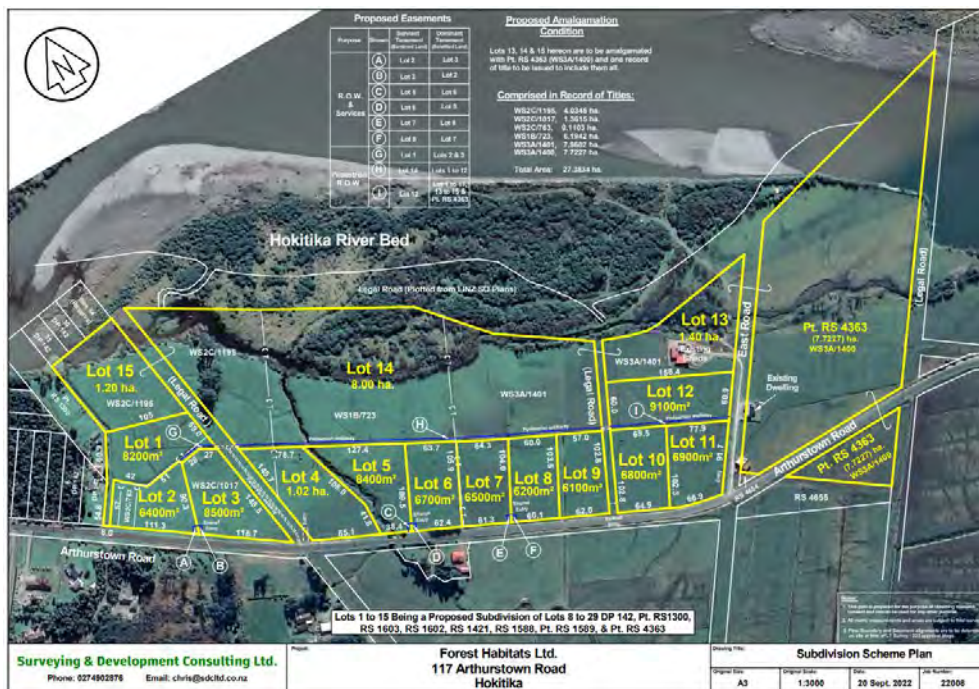


Figure 1: Original Subdivision Scheme Plan (SUPERSEDED) – Surveying & Development Consulting Limited – 20 September 2022.

- 2.3 The proposed layout has been amended to address character and amenity concerns, such as producing an urbanised ribbon development within a Rural Zone (Operative Westland District Plan ODP) and General Rural Zone (Proposed Te Tai o Poutini Plan PDP). The amended lot boundaries will also produce more appropriate allotments in respect to topographical and natural hazard restrictions as advised through revised engineering advice. The subdivision will continue to be undertaken in three stages.
- 2.4 Through undertaking a more thorough investigation of the site, building platforms have been identified, as noted above. This has allowed the engineering assessment to confirm accurate building platform levels. Where the original proposal did not determine building platform locations, resulting in the potential for building platform levels of up to 2.5m with a finished floor level of 3m, the applicant has confirmed that finished floor levels will be constructed to a maximum of 1.5m in order to achieve a RL of 5.5, resulting in a maximum finished floor level of 2m in some allotments.
- 2.5 The no build line has been updated and is now more restrictive, with less area available for residential development in accordance with the recommendations of Civil and Environmental Engineer, Stuart Challenger and Engineering Associate, Jan Coll.
- 2.6 Due to the significance of the known natural hazard on site and the changes in recommendations within the original and updated engineering assessments, a s 92(2) peer review was recommended to be undertaken in order to ensure Council was provided sufficient information to undertake an informed decision. The applicant refused the peer review pursuant to s 92B(1) of the Act.
- 2.7 Changes have been proposed to the original dwelling areas. Where dwellings were originally proposed to be a maximum of 450m² in area, these are now proposed to be no greater than 300m², which is in accordance with the controlled activity standards of the ODP Table 5.7(a).
- 2.8 The applicant has engaged a landscape architect to produce a proposed bunding and planting plan designed to provide a level of screening for the proposed residential dwellings and accessory buildings as viewed from both neighbouring properties and the public environment. The planting

plan also includes revegetation planting along the riparian margins of Charcoal Creek. All bunding will be constructed to a maximum height of 1m as measured from the existing ground level.

- 2.9 The applicant has confirmed they have undertaken consultation with the Department of Conservation (DOC), however no evidence of this or the outcome of the consultation has been provided as a component of the application amendment. The applicant has proposed protection for the nesting sites of significant indigenous species, such as Kōtuku. The nesting area identified on site will be protected in perpetuity, which is recommended to be secured by means of a s 221 Consent Notice on the affected Records of Title.
- 2.10 A final amendment made to the proposal includes the registration of a 'non-objection covenant' which is recommended to be achieved through a no complaints encumbrance registered to the Records of Title of proposed Lots 8, 10, 11 and 12. This is intended to address reverse sensitivity concerns raised within the original s 42A Report, which included concerns with the ability for an existing contracting yard activity approved under Resource Consent 220080 to comply with the conditions of consent, therefore frustrating the implementation of this lawfully established activity. The volunteered encumbrance will not address the issue raised with the implementation of Resource Consent 220080. This is discussed in detail within the following Updated Assessment, paragraphs 4.31 to 4.33.

3 PLANNING FRAMEWORK

- 3.1 The applicant has not provided an updated assessment of the statutory framework identified in s 104 of the Act.

Operative District Plan (ODP)

- 3.2 The proposed activity will now involve the modification of riparian setbacks in order to fence and plant these areas. The applicant has confirmed the river margins within proposed Lot 14 have now been fenced. The location of the fencing is not confirmed and may therefore have caused an unconsented breach of Table 5.7(i) of the ODP. This standard requires no modification within 10m of rivers and streams of more than 3m in width. The application includes confirmed modification proposed within the margins of Charcoal Creek. The plan does not offer a Discretionary Activity standard for the modification of riparian setbacks. As a result, where activity does not meet permitted standards, the activity will be Non-Complying.

Te Tai o Poutini Plan (PDP)

- 3.3 No changes to the level of compliance with the PDP have been triggered as a result of the proposed amendments. Any modifications made to riparian margins will include planting and fencing only, which will comply with the permitted activity standards of NC-R1.

Overall Activity Status

- 3.4 The application is now considered to be:
- A Non-Complying Activity under the ODP
 - A Permitted Activity under the PDP where those standards of immediate legal effect affect the site, including ECO and NC.

4 UPDATED ASSESSMENT

- 4.1 It is considered that the proposal requires assessment in terms of the following:

- (i) Effects on the Environment guided by Assessment Criteria (but not restricted by them)
- (ii) Objectives and Policies Assessment
- (iii) Other Matters (precedent, other statutory documents)

The Permitted Baseline

- 4.2 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal.

Actual and Potential Effects on the Environment

- 4.3 It has been considered that the amended proposal raises the following actual and potential effects on the environment:
- Amenity, Character and Visual
 - The Natural Environment
 - Natural Hazards
 - Infrastructure and Servicing
 - Traffic Safety and Efficiency
 - Temporary Construction Effects
 - Reverse Sensitivity
 - Positive effects

Amenity, Character and Visual

- 4.4 Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 excluding the following amendments.
- 4.5 The proposed amendments will reduce adverse effects, including visual and amenity effects. The majority of the built form within proposed Lots 1, 2, 3 and 11 will be screened from view as a result of the proposed bund and associated planting, as demonstrated within the Photomontages (FINAL) – Rough Milne Mitchell Landscape Architects – 04 September 2023 (Appendix C). Two viewshafts have been demonstrated through rendered drawings within the photo simulations provided by Rough Milne Mitchell Landscape Architects. These viewshafts do not demonstrate the eastern portion of the proposed development, being Lots 8 and 10 to 12. Viewshafts are also limited to a view to the west only. Although the examples provided are limited, it has been assessed that the proposed planted bunding will considerably reduce the visual effects of the proposed development.
- 4.6 A 4m wide planting area of indigenous species is proposed on the boundary of proposed Lot 1 and 39 Arthurstown Road, which is likely to significantly reduce impacts upon this neighbour, including visual, amenity and privacy effects as seen from this property.
- 4.7 Although this is the case, the bund will be a maximum height of 1m, whereas finished floor levels may be constructed up to 2m in height. Interim visual effects are anticipated as planting grows; however, this will be temporary in nature. As a result of the proposed landscaping and the setbacks achieved through the identified building platforms, the visibility of the development will be significantly reduced as seen from both neighbouring properties and the public environment.
- 4.8 The amendments to the lot sizes and shapes, and the inclusion of building platform locations has reduced the perceived impact associated with the creation of a ribbon development.

- 4.9 Although adverse visual and amenity effects of the proposal will be less than minor, this form of residential development is not anticipated within the Rural and General Rural Zones. It has been assessed that effects upon rural character will be more than minor through the construction of up to total of 7,200m² of built form and the conversion of the application site from productive rural to rural residential. Although the visual effects of the development will be mitigated, the character of the rural area will be notably compromised through those areas of built form that will be visible due to raised finished floor levels required to address effects associated with natural hazards, residential traffic and noise, and light pollution. The proposed amendments do not affect overall residential density and the loss of productive rural area as compared to the original proposal.
- 4.10 Overall, effects upon rural character have been assessed as more than minor.

Natural Environment

- 4.11 The proposed amendments include planting and protection of Charcoal Creek and its margins. The amendments also include the registration of a protective covenant which has been proposed as a result of consultation with the DOC with respect to the stand of trees within proposed Lot 14. This stand of indigenous vegetation is known to be a nesting site for protected species as discussed within the original s 42A Report. The above mechanisms will result in the protection and enhancement of the natural environment. The proposed protection of the identified nesting site of indigenous bird species will ensure this ecosystem is safeguarded from development which would otherwise be permitted under the ODP and PDP. It is also acknowledged that the proposed planting of Charcoal Creek has the potential to enhance the quality and ecological viability of this waterway. The ongoing protection of the creek will ensure that this natural feature is safeguarded from practices which have presently resulted in degradation, such as pastoral farming and the grazing of stock.
- 4.12 Overall, the adverse effects upon the natural environment have been assessed as less than minor.

Natural Hazards

- 4.13 As a result of the concerns raised within the original Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023, additional information was provided regarding natural hazard mitigation and assessment. It is recommended that the following assessment is read in conjunction with the original assessment pre application amendments.
- 4.14 The original reports prepared by Hutchinson Consulting Engineers, titled *Forest Habitats Ltd – 117 Arthurstown Road Hokitika* dated October 2022 and report prepared by Eliot Sinclair, titled *Subdivision Suitability Report – 117 Arthurstown Road, Hokitika* dated September 2022 involved conflicting information in regard to ground levels required to construct dwellings above the perceived flood levels. These reports also included conflicting information in respect to how to raise finished floor levels, including via piles as opposed to filling. Please see the original 42A Report for additional information. Reports can be reviewed within the “application’ component of the Agenda.
- 4.15 The amendments made to the application include two additional engineering assessments, one report prepared by Hutchinson Consulting Engineers, titled *Forest Habitats Ltd – 117 Arthurstown Road Hokitika* dated 07 September October 2023 and a second report prepared by Chris J Coll Surveying Limited civil and environmental engineer, Stuart Challenger (formerly Eliot Sinclair), titled *Natural Hazards Report – Prepared for Forest Habitats 117 Arthurstown Road, Hokitika* dated 28 September 2023. As a part of the updated assessment, proposed building platform locations have been identified and investigated. As a result of the additional investigations, the engineering recommendations now align in respect to levels required to achieve building platforms which sit above flood levels, which are recommended to be constructed to a maximum height of 1.5m (as

opposed to the original building platform height of up to 2.5m). The finished floor level will need to be a further 0.5m, resulting in floor levels of up to 2m in height, depending on the location of the building platform and the existing ground level.

- 4.16 The additional investigations have resulted in a more restrictive no build line as can be seen within the updated scheme plan (Appendix C), reducing the actual area over which residential activity may be contained based on the recommendations of Civil & Environmental Engineer, Stuart Challenger. The reports have determined that the site is at risk from flooding and may be subject to subsidence and liquefaction. It is also noted that consideration should be made to certain areas of the site where theoretical flood levels are above RL5.5m; in this case the finished floor levels should be constructed accordingly. The recommendation of each report is that residential builds may be accommodated on site where floor levels are raised to a minimum of RL6.0m.
- 4.17 The updated engineering information provided in support of the application has now considered access to the proposed dwelling sites, which was not originally included within the engineer investigations. It is noted that the use of elevated building platforms can mean that, during a flood event, access to and from any dwellings might be restricted. The advice received in regard to access provisions is that occupants will be forewarned prior to a severe weather event, which will be gradual flooding as opposed to a flash flood. The report prepared by Chris J Coll Surveying Limited authorised by Stuart Challenger (formerly Eliot Sinclair), titled *Natural Hazards Report – Prepared for Forest Habitats 117 Arthurstown Road, Hokitika* dated 28 September 2023 noted that part of the site is shown on the National Emergency Management Agency (NEMA) Tsunami Evacuation Zones website as being in an evacuation zone for a > 5m Tsunami. However, the proposed building platforms are located outside the hazard zone, so are not considered to be at risk. Although this has been noted, and therefore access requirements during a tsunami event have not been considered within this report, the aforementioned NEMA information has not been provided to support the above statement.
- 4.18 The report prepared by Hutchinson Consulting Engineers, titled *Forest Habitats Ltd – 117 Arthurstown Road Hokitika* dated 07 September October 2023 has also provided an assessment in respect to access to the proposed dwelling locations during a severe weather event. This report has relied on the Land River Sea Consulting map titled *AZARD MAP 1 in 100 year event including climate change (2100) RCP Scenario 6.0, 1m Sea Level Rise, 0.4m Storm Surge* dated 10 December 2020. This report has noted that most of the site is located within hazard areas H1 and H2 as defined on the above AZARD Map, being generally safe for vehicles, people buildings, and unsafe for small vehicles respectively. This information is not entirely accurate. Although proposed residential Lots 1 to 3 and 7 to 12 will be contained predominantly within the hazard areas identified as H1 and H2, the remaining residential Lots 4 to 6 and the balance rural allotment are located within hazard areas H3 to H5, which include the following clarifications:
- H3 - Unsafe for vehicles, children and the elderly.
 - H4 - Unsafe for vehicles and people.
 - H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
- 4.19 The information supplied with the application amendment has noted that if occupants are away from their property, and it is inundated, then they should not drive through the flood waters to get back to the property. If there is an emergency during a flood event that requires that one of the dwelling occupants to be evacuated safely, this can be achieved by trucks, excavators, or boats, depending on the circumstances and depth of flood waters. This has not been assessed as sufficient access in accordance with s 106(1)(c) of the Act.

- 4.20 The amended information supplied has considered the effects of the protection works which is occurring on the northern side of the Hokitika River. It has been confirmed that, as part of the design for the upgrade, Matt Gardiner of Land River Sea modelled the effect the raising of stop banks on the North side of the Hokitika River would have on the South side. This modelling showed that there would be minimal impact on the south side from the increase in height of the north side stop banks. Comments have not been provided regarding the extended length of protection works.
- 4.21 The report prepared by Chris J Coll Surveying Limited authorised by Stuart Challenger (formerly Eliot Sinclair), titled *Natural Hazards Report – Prepared for Forest Habitats 117 Arthurstown Road, Hokitika* dated 28 September 2023 has investigated the potential for natural hazards to be exacerbated due to the additional filling proposed and elevated building platforms. This report has noted that flood depths may be increased by approximately 0.02m, which has been considered negligible. This information, however, has only considered the effects associated with the proposed building platform areas as opposed to any additional hard surfacing or compaction which may occur on site as individual owners modify the proposed residential allotments.
- 4.22 The aforementioned updated engineering reports have not provided information to confirm how the planted bunding will affect the potential for inundation and ponding both within the application site and adjacent road reserve or neighbouring properties. As a result, it is not possible to determine the effects of the earthworks proposed as a component of the intending landscaping and screening.
- 4.23 Historical and present aerial imagery has been sourced as a component of this assessment.



Figure 3: Retrolens Historical Image Resource and the West Coast Regional Council, Hokitika Mouth Aerial Imagery 04/05/1943.



Figure 4: Google Earth Aerial Imagery 28/03/2023.

- 4.24 The above Figures 3 and 4 demonstrate two aerial photographs of the application site and immediate surrounds. Figure 3 shows the application site during 1943 sourced from Retrolens Historical Image Resource. Figure 4 shows the application site during 2023 sourced from Google Earth. The imagery shows the dynamic Hokitika River environment and evidence of notable erosion shown in blue occurring primarily within the northern area of the application site as a result of the movement of both the Hokitika River and Charcoal Creek. The aerials also show areas of reclamation within the site, shown in green. Evidence as to how this reclamation was undertaken has not been sourced as no West Coast Regional Council resource consents associated with this form of activity are attached to the application site in accordance with the West Coast Regional Council Local Maps resource.
- 4.25 The imagery shows notable change to the Hokitika River and its margins over an approximate 80-year period. It is recommended that this evidence of gradual erosion is taken into consideration when determining the significance of potential natural hazards over an extended duration, as opposed to solely focusing on significant weather events.
- 4.26 The remaining component of the original Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 continue to apply to the application. Overall, adverse effects in respect to exposure to natural hazards has been assessed as more than minor based on the information supplied within the application. It has been assessed that the site is not appropriate for this form of residential lifestyle development.

Infrastructure and Servicing

- 4.27 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal.

Traffic Safety and Efficiency

- 4.28 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal, excluding the following amendments.
- 4.29 The proposed application amendments include the construction of 1m high bunds which will be densely planted in order to screen the proposed development from public and neighbouring view as demonstrated within the Photomontages (FINAL) – Rough Milne Mitchell Landscape Architects – 04 September 2023 (Appendix C). Due to the size of these bunds and associated planting, the formation has the potential to reduce site distances for both road users and future occupants. This has not been considered within the original Traffic Impact Assessment which was submitted to support the original proposal (found within “Application” section of the agenda). No additional assessment has been provided to address these effects; however, it is acknowledged that the Arthurstown Road grassed berm is approximately 3.5m in width, which will allow future occupants observe the transport corridor prior to entering the formed carriageway.

Temporary Construction Effects

- 4.30 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal.

Reverse Sensitivity

- 4.31 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal, excluding the following amendments.
- 4.32 Although the applicant has volunteered a no complaints encumbrance to be registered to Records of Title of proposed Lots 8, 10, 11 and 12, it has been assessed that this will not address the issues associated with the existing industrial activity approved via resource consent 220080 (Appendix I of Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023). As previously noted, Condition 4 of this consent restricts noise emissions as measured from the notional boundary of any residential activity. By providing for residential activity within close proximity of this operation, (Lots 8, 10, 11 and 12 in particular), the proposal has the potential to prevent the approved industrial use from achieving compliance with its conditions. The no complaints encumbrance will not affect the level of compliance this activity may achieve in the actual emission of noise during operation.
- 4.33 Overall, any reverse sensitivity effects associated with the proposal on the surrounding environment are considered to be more than minor. The application does not provide enough information to confirm the reverse sensitivity effects associated with the implementation of resource consent 220080 will be avoided, remedied or mitigated.

Positive effects

- 4.34 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal.

4.35 In addition to the original assessment, the amendments made to the proposal will provide for the protection and enhancement of the natural environment. The proposed protection of the identified nesting site of indigenous bird species will ensure this ecosystem is safeguarded from development which would otherwise be permitted under the ODP and PDP. It is also acknowledged that the proposed planting of Charcoal Creek has the potential to enhance the quality and ecological viability of this waterway. The ongoing protection of the creek will ensure that this natural feature is safeguarded from practices which have presently resulted in degradation, such as pastoral farming and the grazing of stock, as discussed above.

Objectives and Policies

Operative District Plan

4.36 The relevant Objectives and Policies of the Operative District Plan are found in:

- Part 3.2: Sustainable Communities
- Part 3.4: Infrastructure and services
- Part 3.5: Maori Perspective
- Part 3.7: Natural Environments
- Part 3.8: The Land Resource
- Part 3.10: Landscape
- Part 3.11: Water Resources
- Part 3.12: The Coastal Environment
- Part 3.13: Natural Hazards
- Part 4.3: Location of Settlements
- Part 4.4: Amenity
- Part 4.6: Infrastructure and servicing
- Part 4.7: Land and Soil Quality
- Part 4.9: Natural Habitats and Ecosystems
- Part 4.10: The Coast
- Part 4.11: Water quality
- Part 4.14: Natural hazards

Objective 3.2.1 - To establish levels of environmental quality for Westland which enable people and communities to provide for their social, economic and cultural well being, while meeting the principles of sustainable management of natural and physical resources.

Objective 3.4.1 - To ensure that all servicing activities are carried out in a manner, and in locations, which avoid, remedy or mitigate adverse environmental effects.

Objective 3.4.3 - To ensure that new development provides for a share of the requirements for recreation facilities generated in the District.

Objective 3.5.2 - To recognise and provide for the relationship, culture and traditions of tangata whenua with their ancestral lands, water, sites, waahi tapu and other taonga.

Objective 3.7.3 - To protect the integrity, functioning, and health of indigenous ecosystems and maintain the current diversity of indigenous flora and fauna.

Objective 3.8.1 - To avoid, remedy or mitigate adverse effects of land use activities on land and water resources.

Objective 3.8.2 - To protect and maintain the productive potential of the higher quality soils in Westland District.

Objective 3.10.1 - To ensure development does not impinge on the integrity of landscapes in Westland.

Objective 3.10.2 - To maintain and protect the existing scenic and open and diverse character of Westland District, dominated by natural dynamic processes.

Objective 3.10.3 - To ensure that land uses, buildings and development have regard to the natural landscapes in which they are located or seek to be located.

Objective 3.11.1 - To control land use and subdivision activities that may have adverse effects on the quality, instream values and availability of water resources and recognise the importance of water to the environment.

Objective 3.12.1 - To preserve the natural character and unique qualities of the coastal environment by taking into account the effects of subdivision, use or development on these values.

Objective 3.13.1 - Rules for the avoidance and mitigation of natural hazards have been incorporated in the District Plan given that severe hazards pose a significant threat to the built resource and infrastructure of the District and people and communities.

Policy 4.3A - Urban development should be located in areas of low natural landscape value, low natural hazard risk and areas that do not have high public servicing costs.

Policy 4.3B - The unnecessary intrusion of urban activities into the rural environment should be avoided.

Policy 4.3C - Subdivision for houses in the rural zone should not result in the creation of an unplanned new settlement.

Policy 4.3D - Any expansion of settlements beyond the current policy unit zone boundaries shall take into account the significant landscape and visual qualities of the area.

Policy 4.3E - Any further subdivision or development within the coastal environment should be restricted to areas already significantly modified, or where located in relatively unmodified areas, where any adverse environmental impact can be satisfactorily mitigated.

Policy 4.3F - Any future urban subdivision or development within the coastal environment should generally occur only in areas already modified, and any development in unmodified areas must avoid, remedy or mitigate any adverse effects on the natural character of the Westland coastal environment.

Policy 4.4A - The effects of activities which can have significant adverse effects on amenities and the well being of residents shall generally be avoided, remedied or mitigated.

Policy 4.6B - The roading hierarchy shall be used as a factor in determining the acceptability of activities (including subdivision) which affect traffic flows or the road resource; and the standards of access required.

Policy 4.7A - Land management practices which maintain or enhance the quality of land and its productive potential and the quality of water resources shall be encouraged and promoted where they do not give rise to other significant adverse effects.

Policy 4.7B - Land use activities in the rural area should avoid, mitigate and remedy their adverse effects on adjoining land uses, the community and ecosystems.

Policy 4.9A - Adverse effects on the integrity, functioning and health of natural habitats and ecosystems and indigenous species shall be avoided, or where avoidance is not practical, remedied or mitigated.

Policy 4.10 - The adverse effects of subdivision, use or development on the natural character of the coastal environment shall be avoided or mitigated, in particular, in highly sensitive areas such as Wetlands and lagoons.

Policy 4.11A - Land based activities shall avoid, remedy or mitigate adverse effect on the water quality of rivers, lakes and streams.

Policy 4.11B - Developers and landowners shall be encouraged to establish buffer zones or riparian strips along the margins of water bodies adjacent to land use activities with potential to adversely affect water quality.

Policy 4.11D - To maintain and enhance significant indigenous vegetation on water margins.

Policy 4.14A - Development and subdivision for the purposes of accommodating and/or servicing people and communities should avoid areas of known natural hazard risk unless the risk of damage to property and infrastructure, community disruption and injury and potential loss of life can be adequately mitigated.

- 4.37 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal, however the following amendments are acknowledged. Through the changes that have been made to the layout of the subdivision and landscaping proposed, it has been assessed that the urbanised character of the original proposal will be reduced. The activity will not be openly visible due to screening and therefore visual effects will be reduced. This screening will also reduce adverse effects upon amenity, such as the reduction of privacy and nuisance effects, such as light pollution.
- 4.38 The proposed landscaping involving planted bunds will reduce the adverse visual and amenity effects of the proposal as discussed, however, character effects have not been assessed as in accordance with the intentions of the Rural Zone.
- 4.39 The above objectives require that urban development should be located in areas of low natural landscape value and low natural hazard risk. As discussed in detail within the above Part 4 of this report, this will not be achieved. Unnecessary intrusion of urban activities into the rural environment should be avoided. As the proposed activity will provide for a total of 7,200m² of built form (as opposed to the originally proposed 9,000m²), the activity has been assessed as capable of resulting in urbanised characteristics within an area which has the potential to be subject to significant natural hazards.
- 4.40 The application now demonstrates how the existing water bodies and riparian margins which have been subject to degradation due to rural activity will be enhanced. The activity will be undertaken in accordance with the above objectives and policies in respect to preservation and enhancement of natural environments, ecosystems and taonga species. This is in direct accordance with Policy 4.11D.
- 4.41 Overall, the proposal is considered to be inconsistent in part with the above-mentioned objectives and policies. The activity will result in a rural residential development within an area known to be subject to natural hazards. Rural character and productive potential will be unacceptably

compromised. The proposed activity will contravene Policies 4.3A-B. However, adverse effects upon amenity and visual aesthetic will be reduced due to the proposed landscaping.

Operative District Plan – Assessment Summary

4.42 Overall, I consider the proposed development to be contrary in part to the relevant operative objectives and policies within the ODP.

Proposed Te Tai o Poutini Plan

4.43 The relevant Objectives and Policies of the Proposed District Plan are found in:

- Part 2: District Wide Matters
- Part 3: Area Specific Matters

4.44 For conciseness the objectives and policies of particular relevance are summarised below.

Part 2: Natural Hazards

NH-O1 – *To use a regionally consistent, risk-based approach to natural hazard management.*

NH-O2 – *To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community and environment.*

NH-O5 – *To recognise and provide for the effects of climate change, and its influence on the frequency and severity of natural hazards.*

NH-O6 – *Measures taken to mitigate natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure and the environment.*

NH-P2 – *Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified, but evidence suggests that the risk is potentially significant, apply a precautionary approach to allowing development or use of the area.*

NH-P3 – *When managing natural hazards:*

- (a)** *Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks: and*
- (b)** *Avoid increasing risk to people, property and the environment; while*
- (c)** *Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and critical infrastructure.*

NH-P4 – *Natural hazard assessment, managed retreat locations and resource consent applications will consider the impacts of climate change. In particular the following matters will be considered:*

- (a)** *Change in sea level;*
- (b)** *Altering of coastal processes;*
- (c)** *Increased inundation of low lying areas;*
- (d)** *Changes in local temperatures;*
- (e)** *Changes in rainfall patterns; and*
- (f)** *Increase in cyclonic storms.*

NH-P10 – *Avoid development of sensitive activities within the Coastal Sever Hazard and Flood Sever Hazard overlays unless it can be demonstrated that:*

- (a) The activity has an operational and functional need to locate within the hazard area; and*
- (b) That the activity incorporates mitigation of risk to life, property and the environment, and there is significant public or environmental benefit in doing so.*

NH-P11 – *Allow development in the Land Instability Alert, Coastal Alert and Flood Susceptibility overlays where:*

- (a) Mitigation measures avoid risk to life and minimise risk to property and the environment; and*
- (b) The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.*

NH-P12 – *When assessing the effects of activities in natural hazard overlays consider:*

- (a) The effects of natural hazards on people, property and the environment;*
- (b) Technological and engineering mitigation measures and other non-engineered options;*
- (c) The location and design of proposed sites, buildings vehicle access, earthworks and infrastructure in relation to natural hazard risk;*
- (d) The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;*
- (e) The timing, location scale and nature of any earthworks in relation to natural hazard risk;*
- (f) The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site;*
- (g) The functional or operational need to locate in these areas; and*
- (h) Any significant adverse effects on the environment of any proposed mitigation measures.*

4.45 The objectives and policies utilise strong language in respect to the avoidance of allowing development within areas of known natural hazards. It has been assessed that the development has no operational or functional need to be located within the subject site. Alternative areas within the Hokitika surrounds have been proposed to be zoned for expansion of the existing settlement. This site has been proposed to be retained as General Rural. There are no perceived “significant” public or environmental benefits to siting the residential development as proposed. The activity does not support a precautionary approach to natural hazard management in sites subject to severe natural hazard overlays.

4.46 It is acknowledged that one submission has been made to change the General Rural Zoning of 117 Arthurstown Road. The applicant has submitted on the zoning maps of the PDP requesting that the site is re-zoned to Settlement Zone – Rural Residential Precinct. The submission was prepared by Hutchinson Consulting Engineers and is dated 12 September 2022. Within Part 2 of this submission, it was acknowledged that the site is subject to flood inundation during peak river flood flows. The relief in the form of rezoning sought by the applicant will result in a portion of the site which is contained within the engineer recommended no build area being zoned for the purpose of residential development. All submissions associated with the Rural Zone are due to be heard over the 01 to 02 of August 2024.

4.47 Overall, the proposal is directly in conflict with the above objectives and policies of the Proposed Te Tai o Poutini Plan.

Part 3: Rural Zones

RURZ-O1 – *To provide for a range of activities, uses and developments that maintain the amenity and rural character values of the rural environment, while retaining highly productive land and rural activities, and supporting productive rural working environment.*

RURZ-O2 – *To provide for low-density rural lifestyle living on the outskirts of settlements where this will support settlement viability and not lead to conflicts with productive rural land use or rural character.*

RURZ-O4 – To support the expansion of existing settlements and necessary infrastructure in areas at low risk of natural hazards, and implement hazard management to reduce the risk where existing development is located in high risk locations.

RURZ-P1 – Enable a variety of activities to occur within RURZ – Rural Zone while maintaining rural amenity and character. Outside of settlements, activities should:

- (a) For buildings and structures have a bulk and location that is characteristic of rural environments;
- (b) Maintain privacy and rural outlook for residential buildings;
- (c) Be compatible with existing development and the surrounding area;
- (d) Have appropriate setbacks from the road and significant natural and cultural features;
- (e) Minimise adverse visual effects if sited on prominent ridges or immediately adjacent to public roads; and
- (f) Have awareness of cultural landscapes and avoid activities being located on the ridgelines and peaks of ancestral mountains.

RURZ-P2 – Provide for growth and change to settlements that:

- (a) Improves the long term viability of the settlements and their communities;
- (b) Fits with the historic, cultural and environment character of the existing settlement;
- (c) Provides new housing opportunities in locations that are away from significant risks to life, safety and property damage from natural hazards;
- (d) Integrates with the existing residential settlement and maintains a consolidated settlement form;
- (e) Supports rural community needs by providing for community facilities and educational facilities; and
- (f) Does not compromise the dominance of the natural and cultural landscape setting and minimises ribbon residential development along the coastline, on prominent spurs, ridges and skylines and avoids development on the ridgelines and peaks of ancestral mountains.

RURZ-P3 – Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural production values.

RURZ-P4 – Provide for rural lifestyle development on the outskirts of towns and settlements where this will not conflict with rural production values, and recognising that these have the following characteristics:

- (a) Large lots with onsite infrastructure servicing;
- (b) A mix of activities;
- (c) Low traffic and moderate noise levels;
- (d) Dominance of open space and plantings over buildings; and
- (e) Setbacks from property boundaries.

RURZ-P15 – New development should be designed and located with sufficient buffers so that existing rural uses and consented activities are not unreasonably compromised by the proximity of sensitive neighbouring activities.

4.48 The relevant objectives and policies of Part 3: Rural Zones seek to provide for the expansion of existing settlements where sites are not subject to risk associated with natural hazards, where the activity does not compromise the dominance of open space and rural character. The proposal will not support the existing productive rural environment and will compromise rural character and values, as previously discussed. The site has been assessed as a location at risk to natural hazards and is therefore not appropriate for the proposed rural residential development.

- 4.49 The development will result in reverse sensitivity effects associated with the operation of industrial activity land use consent 220080 located within the eastern portion of the site. Please see the above paragraphs 4.31 to 4.33 for conclusive detail.
- 4.50 As discussed throughout this report, it is considered that adverse effects associated with the proposal have not been sufficiently mitigated to ensure the proposed residential use will be absorbed by the rural receiving environment without compromising rural character. The site is not considered appropriate for this form of development. Overall, it is considered that the proposal is contrary in part to the above-mentioned objectives and policies.

Proposed District Plan – Assessment Summary

- 4.51 Overall, I consider the proposed development to be contrary in part to the relevant proposed objectives and policies within the PDP.

Weighting

- 4.52 In this case, as the conclusions reached in the above assessment led to the same conclusion under both the ODP and PDP, no significant weighting assessment is required.

Other Matters under Section 104(1)(b)

West Coast Regional Policy Statement 2020 (RPS)

- 4.53 The West Coast Regional Policy Statement provides an overview of the significant resource management issues of the region, and the policies and methods devised to achieve integrated management of natural and physical resources. The relevant objectives and policies are found in Chapter 3 Poutini Ngāi Tahu, Chapter 4 Resilient and Sustainable Communities, Chapter 7 Ecosystems and Indigenous Biodiversity, Chapter 7A Natural Character, Chapter 7B Natural Features and Landscapes, Chapter 8 Land and Water, Chapter 9 Coastal Environment and Chapter 11 Natural Hazards.
- 4.54 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal, excluding the following changes.
- 4.55 The proposed activity will now include the enhancement of the existing natural features on site, including the Hokitika River and the degraded Charcoal Creek. A portion of the Hokitika River within proposed Lot 14 has been fenced. Charcoal Creek riparian margins will be planted with indigenous species, which will be protected by way of a s 221 consent notice. As a result, provisions have been made to enhance environmental quality, and in turn support the existing ecosystems on site which have the potential to contain significant taonga species.
- 4.56 As previously discussed, the site is known to be a location for nesting of threaten bird species. The application now includes a proposed covenant which will protect the stand of trees known to be subject to nesting bird species.
- 4.57 It is however maintained that residential development within rural and natural environments has the potential to increase the presence of predators such as cats and rodents that could further threaten taonga species. As a result, the application has demonstrated that the activity is consistent with Poutini Ngāi Tahu principles of resource use and management.

- 4.58 Overall, it is considered that this application is inconsistent in part with the relevant West Coast RPS provisions.

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

- 4.59 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal.

National Policy Statement for Freshwater Management (NPSFM) 2020 (Amended February 2023)

- 4.60 Due to the presence of Charcoal Creek and the Hokitika River within the application site, the objectives and policies of the NPSFM must be considered as a component of the assessment of the application. Through the proposed fencing, planting and registration of a protective s 221 consent notice, it has been assessed that the health and well-being of the waterbody and associated freshwater ecosystem will be enhanced as compared to the existing environment. This is in direct accordance with Objective 2.1(1)(a) of the NPSFM. The proposed activity will not be contrary to relevant policies of the above NPS and will be directly provided for by policies 5 and 7. Overall, it has been assessed that the proposal will be in accordance with or not contrary to the intentions of the NPSFM.

National policy statement for indigenous biodiversity 2023 (NPSIB)

- 4.61 The purpose of the NPSIB is in place to protect, maintain and restore indigenous biodiversity. No notable indigenous vegetation removal is proposed. The application will involve the protection of a known nesting site for indigenous bird species in addition to remedial planting to the riparian margins of Charcoal Creek. This planting will include indigenous species only and will be protected in perpetuity through the registration of a s 221 consent notice on the applicable Record of Title. Overall, it is considered that the proposal is consistent with the relevant provisions of NPSIB.
- 4.62 There are no other National Policy Statements that are considered directly relevant to the proposal. No further assessment is considered necessary.

Particular Restrictions for Non-Complying Activities – Section 104D RMA Assessment

- 4.63 (1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either;
-
- (a) The adverse effects of the activity on the environment (other than any effect which section 104(3)(a)(ii) applies) will be minor; or
- (b) The application is for an activity that will not be contrary to the objectives and policies of
- (i) The relevant plan, if there is a plan but no proposed plan in respect of the activity; or
 - (ii) The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
 - (iii) Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.
- 4.64 The proposed activity has been assessed as likely to produce actual and potential effects which will be more than minor. The activity will not protect people and property from risk associated with natural hazards.

4.65 It has been assessed that the proposed activity will be contrary in part to the relevant Objectives and Policies of the Operative District Plan and Proposed District Plan.

4.66 As the proposal will not meet the two threshold tests as required by Section 104D of the Act, the activity may be declined.

5 PART 2 AND 106 OF THE RESOURCE MANAGEMENT ACT 1991

5.1 The original assessment supplied within the Westland District Council Resource Consent 220120 and 230030 Section 42A Report dated 05 July 2023 remains applicable to the amended proposal, excluding the following amendments.

5.2 In respect of the other matters set out in Section 6, the following matter is considered relevant to the amended proposal:

h) the management of significance risks from natural hazards

5.3 In respect of the other matters set out in Section 7, the following matter is considered relevant to the amended proposal:

i) the effects of climate change

5.4 The application does not demonstrate that the effects of climate change in regard to accelerating natural hazards have been conclusively managed.

5.5 Overall, I consider that the proposal in part inconsistent with Part 2 of the RMA.

5.6 A consent authority may refuse subdivision consent in certain circumstances pursuant to s 106 of the Act. The circumstances that apply to this application include that listed within s 106(1)(a), being the presence of significant risk from natural hazards. The application does not demonstrate conclusively that all aspects of risk associated with natural hazards can be acceptably managed, therefore it is considered appropriate to refuse consent.

5.7 It is noted that s 106(1)(c) refers to the sufficient provision of legal and physical access. In this instance the mitigation measures proposed address the avoidance of potential inundation through the provision of finished floor levels of up to 2m in height, however no provisions have been made or recommended for ensuring sufficient access during a severe weather event. The West Coast Regional Council report titled Hokitika River Hydraulic Modelling and Flood Hazard Mapping dated 10th June 2020 defines flood risk on the Hazard Map for most of the site as H1 and H2, generally safe for vehicles, people buildings, and unsafe for small vehicles respectively.

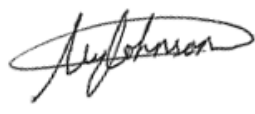


6 RECOMMENDATION

6.1 That subject to new or additional evidence being presented at the Hearing, the land use consent application be DECLINED pursuant to Section 104 of the Resource Management Act 1991 (the Act) for the following reasons:

- (1) The proposal has the potential to frustrate the implementation and level of compliance achievable with respect of existing industrial resource consent 220080.
- (2) The proposal is contrary in part to the relevant objectives and policies of the Operative District Plan and Proposed Te Tai o Poutini Plan due to the implications in respect to rural character,

the location of residential development with respect to natural hazards and the preservation of rural productive potential within the Rural Zone and General Rural Zone.

- (3) The proposal has been assessed to be contrary to s 6(h) and 7(i) of the Act, and therefore the development does not achieve the purposes and principles of Part 2 of the Act in full.
- (4) It is recommended that subdivision consent is refused pursuant to s 106(1)(a), due to the presence of significant risk from natural hazards. The application does not demonstrate conclusively that all aspects of risk associated with natural hazards can be acceptably managed, therefore it is considered appropriate to refuse consent. It is noted that s 106(1)(c) refers to the sufficient provision of legal and physical access. No provisions have been made or recommended for ensuring sufficient access during a severe weather event.
- (5) The site has not been assessed as appropriate for this form of residential occupation due to the known and perceived natural hazards associated with the Hokitika River, the coastal environment and the subjective flood plains. In my opinion, relying on the expert information provided and available, significant effects associated with natural hazards cannot be adequately managed.
- (6) Draft conditions of consent are contained in Appendix A should the Commission be of a mind to grant consent. These reflect conditions recommended by the relevant experts, as well as the parameters outlined in the Applicant's AEE and application amendment.

Report by:	Peer Review by:	Peer Review and Decision by:
		
Anna Johnson Consultant Planner	Joubert Bekker Consultant Planner	Olivia Anderson Planning Manager

Attachments:

Appendix A	Draft Recommended Conditions of Consent
Appendix B	Updated Subdivision Plans – Surveying & Development Consulting Limited
Appendix C	Application Amendments – Including Supplementary Report and Further Information Submissions

Report Dated: **12 March 2024**

Appendix A - Draft Recommended Conditions of Consent

Draft Conditions (Amendments 12 March 2024)

Subdivision Consent – RC220120

Stage One

General

1. The subdivision shall proceed in general accordance with that described within the application received 11 October 2022, further information received 25 October 2022, 31 October 2022, 3 November 2022, 12 March 2023, 13 March 2023, 14 March 2023, 22 March 2023, 24 March 2023 and application addendum received 24 March 2023, 03 October 2023 and 06 November 2023, and as indicated on the attached plans marked 'A', 'B', 'C', 'D', 'E' and 'F'.

Easements

2. Easements A and B shall be granted as indicated on the attached plan marked 'B'.

Consent Notices

3. A Section 221 consent notice shall be registered to Lots 1, 2 and 3 which states the following:
 - a) *The maximum height of residential buildings shall be no more than 7m as measured from the existing ground level.*
 - b) *The maximum height of accessory buildings shall be no more than 5.5m as measured from the existing ground level.*
 - c) *No more than two (2) accessory buildings shall be present on site.*
 - d) *The maximum gross ground floor area for any individual dwelling shall be 300m².*
 - e) *The maximum ground floor area for any individual accessory building shall be 150m².*
 - f) *All dwellings and accessory buildings shall be constructed within the "proposed building sites" as identified on attached plans marked 'A' titled "Subdivision Scheme Plan Overall", dated 25 August 2023.*
 - g) *The minimum finished floor levels of any dwelling on site shall be designed, constructed and thereafter maintained to a minimum height of Reduced Level (RL) 6m.*
 - h) *Unless superseded by site specific engineering advice, all buildings, servicing, foundations and floor levels shall be designed, constructed and maintained in accordance with the recommendations of the reports titled "Forest Habitats Ltd 117 Arthurstown Road, Hokitika" prepared by Hutchinson Consulting Engineers and dated 07 September 2023 and "Natural Hazards Report Prepared for Forest Habitats 117 Arthurstown Road, Hokitika" prepared by Chris J Coll Surveying Limited and dated 28 September 2023.*
4. A Section 221 Consent Notice shall be registered to Lots 2 and 3 which states the following:
 - a) *The planted bund identified on attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal" shall be permanently maintained in general accordance with attached plans 'E' and 'F'. Where the bund is modified or removed, Council will require it to be remedied or reinstated. All dead or diseased plants shall be replaced the same planting season with the same or similar indigenous or native plants. Regular weeding and general maintenance shall be undertaken by the property owner.*

5. A Section 221 consent notice shall be registered to Lot 15 which states the following:
- a) *No buildings shall be constructed or relocated on site unless uninhabitable and incidental to productive rural activities.*
6. A Section 221 Consent Notice shall be registered to Lots 1 and 15 which states the following:
- a) *The boundary planting and swale planting identified on attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal" shall be permanently maintained in general accordance with attached plans 'E' and 'F'.*
- Advice Note:** *Where the indigenous or native vegetation is modified or removed, Council will require it to be remedied or reinstated. All dead or diseased plants shall be replaced the same planting season with the same or similar indigenous or native plants.*

Amalgamation

7. The following amalgamation condition shall be undertaken in accordance with LINZ reference 18020763:
- Lots 15 & 17 hereon are to be amalgamated with RS 1603 (WS2C/1195 bal.) and RS 1421 & RS 1602 (WS1B/723) and one record of title to be issued to include them all.*

Access and Roding

8. The entrance ways to Lots 1, 2 and 3 and any associated right of way shall be formed to a legal road, sealed and thereafter maintained in accordance with the Westland District Council Code of Practice for Engineering Works. All costs of works shall be met by the consent holder.
- Applicant will need to submit a Corridor Access Request (CAR) to the Westland District Council District Assets Department prior to undertaking works in the legal road reserve.*
9. Right of ways A and B shall have a combined minimum formation width of 6m.

Engineering

10. Where not already provided, Lots 1, 2 and 3 shall be provided with a network utility connection to the available electricity and telecommunication services, and easements created for their use as required.
11. Electricity and telecommunication supply services are to be installed underground unless inconsistent with supplier requirements.

Earthworks

12. When undertaking earthworks, the consent holder shall implement erosion and sediment controls which ensure that sediment does not enter roadside drains, swales, or other water bodies.
13. Any land disturbed by earthworks shall be suitably covered when not under construction and sealed or vegetated within three (3) months after final formation.

Landscaping

14. The earth bund identified on attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal" shall be constructed to a height of 1m as measured from the existing ground level.
15. The earth bund identified within Lots 1 and 3 shall be landscaped in general accordance with the attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal". All landscaping shall be undertaken during the first planting season after completion of the construction of the bund. Where this will involve the earth being exposed for more than one calendar month, sediment controls shall be implemented in the form of top soiling and grassing, hydro seeding, mulching, turfing, geotextiles, dust control or similar.
16. The boundary planting and swale planting identified within Lots 1 and 15 shall be landscaped in general accordance with the attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal". Where this will involve the earth being exposed for more than one calendar month, sediment controls shall be implemented in the form of top soiling and grassing, hydro seeding, mulching, turfing, geotextiles, dust control or similar.

Accidental Discovery Protocol

17. In the event of any disturbance of Koiwi Takata (human bones), taoka (artefact material) or pounamu, the consent holder shall:
 - Cease any further activity in the immediate vicinity for a period of at least 24 hours; and
 - Immediately advise the relevant Consent authority of the disturbance; and
 - Immediately advise the relevant Runanga or their authorised representatives of the disturbance.

Advice Note:

Work in the vicinity must remain on hold to allow a site inspection by the Runanga and/or their advisors, who shall determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Until the inspection has been completed, no further work can be carried out in the immediate area, and therefore work may remain on hold for longer than a 24 hour period under some situations. Material discovered shall be handled and removed by tribal elders responsible for the tikaka (custom) appropriate to their removal and preservation.

18. If the consent holder identifies any archaeological remains and/or potential areas of sites of historical value, the consent holder shall immediately notify the Consent Authority, the relevant Runanga and the Regional Archaeologist of Heritage New Zealand Pouhere Taonga.

Costs and Contributions

19. **The consent holder will meet all costs associated with monitoring procedures undertaken by the Westland District Council, or its agents, to establish compliance with conditions of this consent.**
20. The additional allotments are assessed to be valued in excess of \$115,000 per allotment. A contribution toward recreation facilities of \$5,750 (GST inclusive) per additional allotment is payable, which is the maximum able to be imposed in respect of the new allotment. A total of three (3) new allotments shall be created, requiring a contribution of \$17,250 (GST inclusive) shall be paid.

Stage Two

General

21. The subdivision shall proceed in general accordance with that described within the application received 11 October 2022, further information received 25 October 2022, 31 October 2022, 3 November 2022, 12 March 2023, 13 March 2023, 14 March 2023, 22 March 2023, 24 March 2023 and application addendum received 24 March 2023, 03 October 2023 and 06 November 2023, and as indicated on the attached plans marked 'A', 'B', 'C', 'D', 'E' and 'F'.

Easements

22. Easements C and D shall be granted as indicated on the attached plan marked 'C'.

Consent Notices

23. A Section 221 consent notice shall be registered to Lots 4, 5, 6 and 7 which states the following:

- a) *The maximum height of residential buildings shall be no more than 7m as measured from the existing ground level.*
- b) *The maximum height of accessory buildings shall be no more than 5.5m as measured from the existing ground level.*
- c) *No more than two (2) accessory buildings shall be present on site.*
- d) *The maximum gross ground floor area for any individual dwelling shall be 300m².*
- e) *The maximum ground floor area for any individual accessory building shall be 150m².*
- f) *All dwellings and accessory buildings shall be constructed within the "proposed building sites" as identified on attached plans marked 'A' titled "Subdivision Scheme Plan Overall", dated 25 August 2023.*
- g) *The minimum finished floor levels of any dwelling on site shall be designed, constructed and thereafter maintained to a minimum height of Reduced Level (RL) 6m.*
- i) *Unless superseded by site specific engineering advice, all buildings, servicing, foundations and floor levels shall be designed, constructed and maintained in accordance with the recommendations of the reports titled "Forest Habitats Ltd 117 Arthurstown Road, Hokitika" prepared by Hutchinson Consulting Engineers and dated 07 September 2023 and "Natural Hazards Report Prepared for Forest Habitats 117 Arthurstown Road, Hokitika" prepared by Chris J Coll Surveying Limited and dated 28 September 2023.*
- h) *The planted bund identified on attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal" shall be permanently maintained in general accordance with attached plans 'E' and 'F'.*

Advice Note: *Where the bund is modified or removed, Council will require it to be remedied or reinstated. All dead or diseased plants shall be replaced the same planting season with the same or similar indigenous or native plants.*

24. A Section 221 consent notice shall be registered to Lots 4, 5, 6 and 7 which states the following:

- a) *No dwellings or habitable structures shall be constructed, parked or relocated on the north side of the building line restriction indicated in red within attached Plan 'A'.*

25. A Section 221 consent notice shall be registered to Lot 14 which states the following:

- a) *The Charcoal Creek Riparian Planting Area identified as 'U' within attached plan marked 'A' shall be permanently maintained in general accordance with attached plans 'E' and 'F'. Where the indigenous or native vegetation is modified or removed, Council will require it to be remedied or reinstated. All dead or diseased plants shall be replaced the same planting season with the same or similar indigenous or native plants. Regular weeding and general maintenance shall be undertaken by the property owner.*
- b) *No buildings or structures shall be erected within the areas identified as 'U' and 'V' within attached plan marked 'A'.*
- c) *No trees or nesting habitat shall be disturbed or removed within the area identified as 'V' within attached plan marked 'A'.*
- d) *No buildings shall be constructed or relocated on site unless uninhabitable and incidental to productive rural activities.*

Amalgamation

26. The following amalgamation condition shall be undertaken in accordance with LINZ reference 18020763:

Lots 14 hereon is to be amalgamated with Lots 15 and 17 Stage 1 and Pt. RS 1589 (WS3A/1401 bal.) and one record of title to be issued to include them all.

Access and Roding

27. The entrance ways to Lots 4, 5, 6 and 7 and any associated right of way shall be formed to a legal road, sealed and thereafter maintained in accordance with the Westland District Council Code of Practice for Engineering Works. All costs of works shall be met by the consent holder.

Applicant will need to submit a Corridor Access Request (CAR) to the Westland District Council District Assets Department prior to undertaking works in the legal road reserve.

28. Right of ways C and D shall have a combined minimum formation width of 6m.
29. Right of ways E and F shall have a combined minimum formation width of 6m.

Engineering

30. Where not already provided, Lots 4, 5, 6 and 7 shall be provided with a network utility connection to the available electricity and telecommunication services, and easements created for their use as required.
31. Electricity and telecommunication supply services are to be installed underground unless inconsistent with supplier requirements.

Earthworks

32. When undertaking earthworks, the consent holder shall implement erosion and sediment controls which ensure that sediment does not enter roadside drains, swales, or other water bodies.
33. Any land disturbed by earthworks shall be suitably covered when not under construction and sealed or vegetated within three (3) months after final formation.

Landscaping

34. The earth bund identified on attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal" shall be constructed to a height of 1m as measured from the existing ground level.
35. The earth bund identified within Lots 4, 5, 6 and 7 shall be landscaped in general accordance with the attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal". All landscaping shall be undertaken during the first planting season after completion of the construction of the bund. Where this will involve the earth being exposed for more than one calendar month, sediment controls shall be implemented in the form of top soiling and grassing, hydro seeding, mulching, turfing, geotextiles, dust control or similar.
36. The Charcoal Creek Riparian Planting Area within Lot 14 identified as 'U' within attached plan marked 'A' shall be planted in general accordance with the attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal". Where this will involve the earth being exposed for more than one calendar month, sediment controls shall be implemented in the form of top soiling and grassing, hydro seeding, mulching, turfing, geotextiles, dust control or similar. At no point in time shall the flow of Charcoal Creek be impeded during planting.

Accidental Discovery Protocol

37. In the event of any disturbance of Koiwi Takata (human bones), taoka (artefact material) or pounamu, the consent holder shall:
 - Cease any further activity in the immediate vicinity for a period of at least 24 hours; and
 - Immediately advise the relevant Consent authority of the disturbance; and
 - Immediately advise the relevant Runanga or their authorised representatives of the disturbance.

Advice Note:

Work in the vicinity must remain on hold to allow a site inspection by the Runanga and/or their advisors, who shall determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Until the inspection has been completed, no further work can be carried out in the immediate area, and therefore work may remain on hold for longer than a 24 hour period under some situations. Material discovered shall be handled and removed by tribal elders responsible for the tikaka (custom) appropriate to their removal and preservation.

38. If the consent holder identifies any archaeological remains and/or potential areas of sites of historical value, the consent holder shall immediately notify the Consent Authority, the relevant Runanga and the Regional Archaeologist of Heritage New Zealand Pouhere Taonga.

Costs and Contributions

39. **The consent holder will meet all costs associated with monitoring procedures undertaken by the Westland District Council, or its agents, to establish compliance with conditions of this consent.**
40. The additional allotments are assessed to be valued in excess of \$115,000 per allotment. A contribution toward recreation facilities of \$5,750 (GST inclusive) per additional allotment is payable, which is the maximum able to be imposed in respect of the new allotment. A total of four (4) new allotments shall be created, requiring a contribution of \$23,000 (GST inclusive) shall be paid.

Stage Three

General

41. The subdivision shall proceed in general accordance with that described within the application received 11 October 2022, further information received 25 October 2022, 31 October 2022, 3 November 2022, 12 March 2023, 13 March 2023, 14 March 2023, 22 March 2023, 24 March 2023 and application addendum received 24 March 2023, 03 October 2023 and 06 November 2023, and as indicated on the attached plans marked 'A', 'B', 'C', 'D', 'E' and 'F'.

Consent Notices

42. A Section 221 consent notice shall be registered to Lots 8, 9, 10, 11 and 12 which states the following:
- a) *The maximum height of residential buildings shall be no more than 7m as measured from the existing ground level.*
 - b) *The maximum height of accessory buildings shall be no more than 5.5m as measured from the existing ground level.*
 - c) *No more than two (2) accessory buildings shall be present on site.*
 - d) *The maximum gross ground floor area for any individual dwelling shall be 300m².*
 - e) *The maximum ground floor area for any individual accessory building shall be 150m².*
 - f) *All dwellings and accessory buildings shall be constructed within the "proposed building sites" as identified on attached plans marked 'A' titled "Subdivision Scheme Plan Overall", dated 25 August 2023.*
 - g) *The minimum finished floor levels of any dwelling on site shall be designed, constructed and thereafter maintained to a minimum height of Reduced Level (RL) 6m.*
 - h) *Unless superseded by site specific engineering advice, all buildings, servicing, foundations and floor levels shall be designed, constructed and maintained in accordance with the recommendations of the reports titled "Forest Habitats Ltd 117 Arthurstown Road, Hokitika" prepared by Hutchinson Consulting Engineers and dated 07 September 2023 and "Natural Hazards Report Prepared for Forest Habitats 117 Arthurstown Road, Hokitika" prepared by Chris J Coll Surveying Limited and dated 28 September 2023.*
43. A Section 221 consent notice shall be registered to Lots 13, 16 and 17 which states the following:
- a) *No buildings shall be constructed or relocated on site unless uninhabitable and incidental to productive rural activities.*
44. A Section 221 consent notice shall be registered to Lots 8 and 9 which states the following:
- a) *No dwellings or habitable structures shall be constructed, parked or relocated on the north side of the building line restriction indicated in red within attached Plan 'A'.*
45. A Section 221 consent notice shall be registered to Lots 10 and 11 which states the following:
- a) *The planted bund identified on attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal" shall be permanently maintained in general accordance with attached plans 'E' and 'F'.*

Advice Note: Where the bund is modified or removed, Council will require it to be remedied or reinstated. All dead or diseased plants shall be replaced the same planting season with the same or similar indigenous or native plants.

Amalgamation

46. The following amalgamation condition shall be undertaken in accordance with LINZ reference 18020763:

Lots 13, 14 & 16 hereon are to be amalgamated with Lots 15 & 17 Stage 1 and Pt. RS 4363 (WS3A/1400) and one record of title to be issued to include them all.

Access and Roding

47. The entrance ways to Lots 8, 9, 10, 11, 12 and 13 and any associated right of way shall be formed to a legal road, sealed and thereafter maintained in accordance with the Westland District Council Code of Practice for Engineering Works. All costs of works shall be met by the consent holder.

Applicant will need to submit a Corridor Access Request (CAR) to the Westland District Council District Assets Department prior to undertaking works in the legal road reserve.

48. Right of ways E and F shall have a combined minimum formation width of 6m.
49. East Road (Road Parcel Identification 1790586) shall be designed, upgraded, formed and sealed inclusive of the intersection with Arthurstown Road, up to and inclusive of the vehicle entrance of Lot 12. This formation shall be completed to NZS 4404. Prior to the commencement of works, engineer designed plans shall be submitted to Council for approval. All designs shall consider formation and stormwater management. All costs shall be met by the consent holder.

Advice Note: Prior to any work being carried out within the legal road reserve, the consent holder must apply for (and have approved) a Corridor Access Request.

50. Juan Road (Road Parcel Identification 1790371) shall be designed, upgraded, formed and sealed inclusive of the intersection with Arthurstown Road, up to and inclusive of the vehicle entrance of Lot 8. This formation shall be completed to NZS 4404. Prior to the commencement of works, engineer designed plans shall be submitted to Council for approval. All designs shall consider formation and stormwater management. All costs shall be met by the consent holder.

Advice Note: Prior to any work being carried out within the legal road reserve, the consent holder must apply for (and have approved) a Corridor Access Request.

51. On the completion of works required within Condition 49 and 50, a suitably qualified engineer shall certify that all of the approved works have been undertaken and completed in accordance with NZS 4404.

Engineering

52. Where not already provided, Lots 8, 9, 10, 11 and 12 shall be provided with a network utility connection to the available electricity and telecommunication services, and easements created for their use as required.

53. Electricity and telecommunication supply services are to be installed underground unless inconsistent with supplier requirements.

Earthworks

54. When undertaking earthworks, the consent holder shall implement erosion and sediment controls which ensure that sediment does not enter roadside drains, swales, or other water bodies.
55. Any land disturbed by earthworks shall be suitably covered when not under construction and sealed or vegetated within three (3) months after final formation.

Landscaping

56. The earth bund identified on attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal" shall be constructed to a height of 1m as measured from the existing ground level.
57. The earth bund identified within Lots 10 and 11 shall be landscaped in general accordance with the attached plans marked 'E' and 'F' titled "Proposed Planting Plan" and "Subdivision Layout and Landscape Proposal". All landscaping shall be undertaken during the first planting season after completion of the construction of the bund. Where this will involve the earth being exposed for more than one calendar month, sediment controls shall be implemented in the form of top soiling and grassing, hydro seeding, mulching, turfing, geotextiles, dust control or similar.

Accidental Discovery Protocol

58. In the event of any disturbance of Koiwi Takata (human bones), taoka (artefact material) or pounamu, the consent holder shall:
- Cease any further activity in the immediate vicinity for a period of at least 24 hours; and
 - Immediately advise the relevant Consent authority of the disturbance; and
 - Immediately advise the relevant Runanga or their authorised representatives of the disturbance.

Advice Note:

Work in the vicinity must remain on hold to allow a site inspection by the Runanga and/or their advisors, who shall determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Until the inspection has been completed, no further work can be carried out in the immediate area, and therefore work may remain on hold for longer than a 24 hour period under some situations. Material discovered shall be handled and removed by tribal elders responsible for the tikaka (custom) appropriate to their removal and preservation.

59. If the consent holder identifies any archaeological remains and/or potential areas of sites of historical value, the consent holder shall immediately notify the Consent Authority, the relevant Runanga and the Regional Archaeologist of Heritage New Zealand Pouhere Taonga.

Costs and Contributions

- 60. The consent holder will meet all costs associated with monitoring procedures undertaken by the Westland District Council, or its agents, to establish compliance with conditions of this consent.**

61. The additional allotments are assessed to be valued in excess of \$115,000 per allotment. A contribution toward recreation facilities of \$5,750 (GST inclusive) per additional allotment is payable, which is the maximum able to be imposed in respect of the new allotment. A total of five (5) new allotments shall be created, requiring a contribution of \$28,750 (GST inclusive) shall be paid.

Land Use Consent – RC230030

General

1. The land use shall proceed in general accordance with that described within the application received 11 October 2022, further information received 25 October 2022, 31 October 2022, 3 November 2022, 12 March 2023, 13 March 2023, 14 March 2023, 22 March 2023, 24 March 2023 and application addendum received 24 March 2023, 03 October 2023 and 06 November 2023, and as indicated on the attached plans marked 'A', 'B', 'C', 'D', 'E' and 'F'.
2. No dwellings or habitable structures shall be constructed, parked or relocated on the north side of the building line restriction indicated in red within attached Plan 'A'.
3. The following building restrictions are applicable to Lots 1 to 12:
 - a) *The maximum height of residential buildings shall be no more than 7m as measured from the existing ground level.*
 - b) *The maximum height of accessory buildings shall be no more than 5.5m as measured from the existing ground level.*
 - c) *No more than two (2) accessory buildings shall be present on site.*
 - d) *The maximum gross ground floor area for any individual dwelling shall be 300m².*
 - e) *The maximum ground floor area for any individual accessory building shall be 150m².*
 - f) *All dwellings and accessory buildings shall be constructed within the "proposed building sites" as identified on attached plans marked 'A' titled "Subdivision Scheme Plan Overall", dated 25 August 2023.*
4. The following building restriction is applicable to Lots 13 to 17:
 - a) *No buildings shall be constructed or relocated on site unless uninhabitable and incidental to productive rural activities.*

Access

5. Where not already achieved, the entrance way to each Lot or right of way shall be formed to a legal road, sealed and thereafter maintained in accordance with the Westland District Council Code of Practice for Engineering Works. All costs of works shall be met by the consent holder.

Applicant will need to submit a Corridor Access Request (CAR) to the Westland District Council District Assets Department prior to undertaking works in the legal road reserve.

6. All vehicle manoeuvring and parking areas shall be formed and thereafter maintained with a permanent dust free all-weather surface such as concrete, cobblestones, chip seal, asphalt, gravel or similar.

Engineering

7. The minimum finished floor levels of any dwelling on site shall be designed, constructed and thereafter maintained to a minimum height of Reduced Level (RL) 6m.
8. Unless superseded by site specific engineering advice, all buildings, servicing, foundations and floor levels shall be designed, constructed and maintained in accordance with the most appropriate recommendations of the reports titled “117 Arthurstown Road Request for further information” prepared by Eliot Sinclair and dated 16 February 2023, “Subdivision Suitability Report – 117 Arthurstown Road, Hokitika” prepared by Eliot Sinclair and dated 30 September 2022, and “Forest Habitats Ltd – Engineering Report 12 Lot Rural Residential Subdivision – 117 Arthurstown Road, Hokitika” prepared by Hutchinson Consulting Engineers, dated 04 October 2022.
9. Sewerage effluent is to be disposed of in accordance with the requirements of the relevant New Zealand standard for wastewater treatment and management.
10. All roof water stormwater overflows shall be discharged to a soakage pit designed and constructed in accordance with clause E1 of the New Zealand Building Code.
11. Stormwater shall be managed within each Lot to ensure no direct discharge of stormwater is made over property boundaries unless provided for by way of an easement.

Advice Note:

The stormwater system (soak pits intercepting stormwater flows) is a primary system. However, the channel and roadside drains are a secondary system.

12. All electricity and telecommunication services are to be underground unless inconsistent with supplier requirements.

Earthworks

13. When undertaking earthworks, the consent holder shall implement erosion and sediment controls which ensure that sediment does not enter roadside drains, swales, or other water bodies.
14. Any land disturbed by earthworks shall be suitably covered when not under construction and sealed or vegetated within three (3) months after final formation.

Landscaping

15. The planted bund located within Lots 2, 3, 4, 5, 6, 7, 10 and 11 identified on attached plan marked ‘A’ shall be permanently maintained in general accordance with the attached plans marked ‘E’ and ‘F’ titled “Proposed Planting Plan” and “Subdivision Layout and Landscape Proposal”.

Advice Note: *Where the bund is modified or removed, Council will require it to be remedied or reinstated. All dead or diseased plants shall be replaced the same planting season with the same or similar indigenous or native plants.*

Accidental Discovery Protocol

16. In the event of any disturbance of Koiwi Takata (human bones), taoka (artefact material) or pounamu, the consent holder shall:
- Cease any further activity in the immediate vicinity for a period of at least 24 hours; and
 - Immediately advise the relevant Consent authority of the disturbance; and
 - Immediately advise the relevant Runanga or their authorised representatives of the disturbance.

Advice Note:

Work in the vicinity must remain on hold to allow a site inspection by the Runanga and/or their advisors, who shall determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Until the inspection has been completed, no further work can be carried out in the immediate area, and therefore work may remain on hold for longer than a 24 hour period under some situations. Material discovered shall be handled and removed by tribal elders responsible for the tikaka (custom) appropriate to their removal and preservation.

17. If the consent holder identifies any archaeological remains and/or potential areas of sites of historical value, the consent holder shall immediately notify the Consent Authority, the relevant Runanga and the Regional Archaeologist of Heritage New Zealand Pouhere Taonga.

Costs

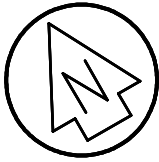
- 18. The consent holder will meet all costs associated with monitoring procedures undertaken by the Westland District Council, or its agents, to establish compliance with conditions of this consent.**

ADVICE NOTE(S)

- 1 That compliance in all other respects with Council Bylaws, all relevant Acts, Regulations, and rules of law be met.
- 2 This resource consent does not, in itself, provide for the erection or alternation of any buildings. All building work on the land to which this resource consent refers may be subject to an application for a building consent pursuant to the provisions of the Building Act 2004.
- 3 This resource consent does not consider the requirements of the West Coast Regional Plan. Resource Consent will be required under the West Coast Land and Water Plan prior to the activity being undertaken.
- 4 If this property is on-sold to a new owner(s) please ensure a copy of this resource consent is forwarded to the new owner(s).
- 5 No building may be constructed over an easement.
- 6 A Corridor Access Request (CAR) must be approved by the Westland District Council District Assets Department or Waka Kotahi prior to any works being undertaken within the legal road reserve.
- 7 Please contact Council District Assets for Road Works/Utilities Connection or Disconnection Consent.

- 8 Charges for the monitoring of compliance with conditions of this consent will be set each year in the Annual Plan. Consent holders may submit information to Council to demonstrate compliance with conditions of consent which if accepted will reduce the need for Council to undertake monitoring and therefore reduce associated monitoring fees.**

- 9 It is possible that archaeological sites may be affected by development within the District. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and European origin or human burials. The applicant is advised to contact Heritage New Zealand Pouhere Taonga if the presence of an archaeological site is suspected. Work affecting archaeological sites is subject to a consent process under the Heritage New Zealand Pouhere Taonga Act 2014.



Proposed Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
R.O.W. & Services	(A)	Lot 2	Lot 3
	(B)	Lot 3	Lot 2
	(C)	Lot 5	Lot 6
	(D)	Lot 6	Lot 5

Proposed Amalgamation Condition

Lots 13, 14, 15, 16 & 17 hereon are to be amalgamated with Pt. RS 4363 (WS3A/1400) and one record of title to be issued to include them all.

Comprised in Record of Titles:

WS2C/1195, 4.0345 ha.
 WS2C/1017, 1.3615 ha.
 WS2C/763, 0.1103 ha.
 WS1B/723, 6.1942 ha.
 WS3A/1401, 7.9602 ha.
 WS3A/1400, 7.7227 ha.

Total Area: 27.3834 ha.

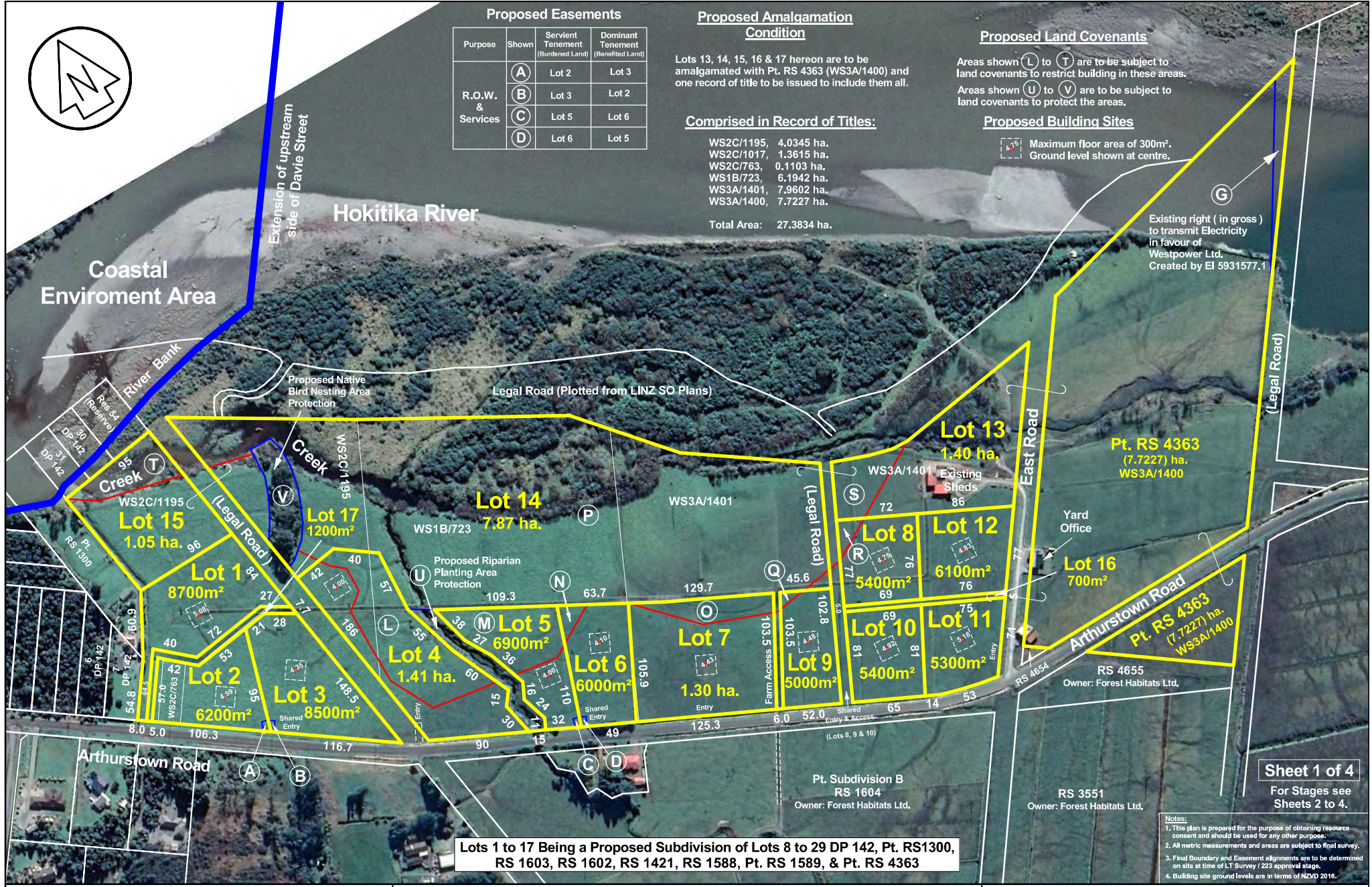
Proposed Land Covenants

Areas shown (L) to (T) are to be subject to land covenants to restrict building in these areas.
 Areas shown (U) to (V) are to be subject to land covenants to protect the areas.

Proposed Building Sites

Maximum floor area of 300m².
 Ground level shown at centre.

(G) Existing right (in gross) to transmit Electricity in favour of Westpower Ltd. Created by EI 5931577.1



Lots 1 to 17 Being a Proposed Subdivision of Lots 8 to 29 DP 142, Pt. RS1300, RS 1603, RS 1602, RS 1421, RS 1588, Pt. RS 1589, & Pt. RS 4363

Sheet 1 of 4
 For Stages see Sheets 2 to 4.

- Notes:**
1. This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose.
 2. All metric measurements and areas are subject to final survey.
 3. Final Boundary and Easement alignments are to be determined on site at time of LT Survey / 223 approval stage.
 4. Building site ground levels are in terms of NZVD 2016.

Surveying & Development Consulting Ltd.

Phone: 0274902876

Email: chris@sdcltd.co.nz

Project:

Forest Habitats Ltd.
 117 Arthurstown Road
 Hokitika



Drawing Title:

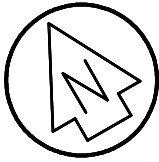
Subdivision Scheme Plan - Overall

Original Size: A3

Original Scale: 1:3000

Date: 25 Aug. 2023

Job Number: 22008_SP1



Proposed Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
R.O.W. & Services	(A)	Lot 2	Lot 3
	(B)	Lot 3	Lot 2

Proposed Amalgamation Condition

Lots 15 & 17 hereon are to be amalgamated with RS 1603 (WS2C/1195 bal.) and RS 1421 & RS 1602 (WS1B/723) and one record of title to be issued to include them all.

Proposed Land Covenants

Area shown (T) is to be subject to land covenants to restrict building in these areas.

Comprised in Record of Titles: (Stage 1)

WS2C/1195, 4.0345 ha.
 WS2C/1017, 1.3615 ha.
 WS2C/763, 0.1103 ha.
 WS1B/723, 6.1942 ha.

Proposed Building Sites

Maximum floor area of 300m².
 Ground level shown at centre.

Hokitika River Bed



Lots 1, 2, 3, 15 & 17 Being a Proposed Subdivision of Lots 8 to 29 DP 142, Pt. RS1300, RS 1603, RS 1602 & RS 1421.

Sheet 2 of 4

- Notes:**
- This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose.
 - All metric measurements and areas are subject to final survey.
 - Final Boundary and Easement alignments are to be determined on site at time of LT Survey / 223 approval stage.
 - Building site ground levels are in terms of NZVD 2016.

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Project:

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 117 Arthurstown Road
 Hokitika



Drawing Title:

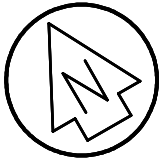
Subdivision Scheme Plan - Stage 1

Original Size:
A3

Original Scale:
1:3000

Date:
25 Aug. 2023

Job Number:
22008_SP2



Proposed Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
R.O.W. & Services	(C)	Lot 5	Lot 6
	(D)	Lot 6	Lot 5

Proposed Amalgamation Condition

Lot 14 hereon is to be amalgamated with Lots 15 & 17 Stage 1 and Pt. RS 1589 (WS3A/1401 bal.) and one record of title to be issued to include them all.

Comprised in Record of Titles: (Stage 2)

Stage 1 Bal. Title, 9.34 ha.
WS3A/1401, 7.9602 ha.

Proposed Land Covenants

Areas shown (L) (M) (N) & (O) are to be subject to land covenants to restrict building in these areas.
Areas shown (U) to (V) are to be subject to land covenants to protect the areas.

Proposed Building Sites

(AAS) Maximum floor area of 300m².
Ground level shown at centre.



Lots 4 to 7 & 14 Being a Proposed Subdivision of Lots 15 & 17 Stage 1, RS 1603, RS 1602, RS 1421 RS 1588 & Pt. RS 1589.

Sheet 3 of 4

Notes:
1. This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose.
2. All metric measurements and areas are subject to final survey.
3. Final Boundary and Easement alignments are to be determined on site at time of LT Survey / 223 approval stage.
4. Building site ground levels are in terms of NZVD 2016.

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Project:

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117 Arthurstown Road
Hokitika



Drawing Title:

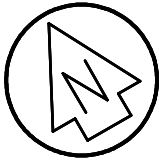
Subdivision Scheme Plan - Stage 2

Original Size:
A3

Original Scale:
1:3000

Date:
25 Aug. 2023

Job Number:
22008_SP3



Proposed Amalgamation Condition

Lots 13, 14 & 16 hereon are to be amalgamated with Lots 15 & 17 Stage 1 and Pt. RS 4363 (WS3A/1400) and one record of title to be issued to include them all.

Comprised in Record of Titles: (Stage 3)

Stage 2 Bal. Title, 13.25 ha.
WS3A/1400, 7.7227 ha.

Proposed Land Covenants

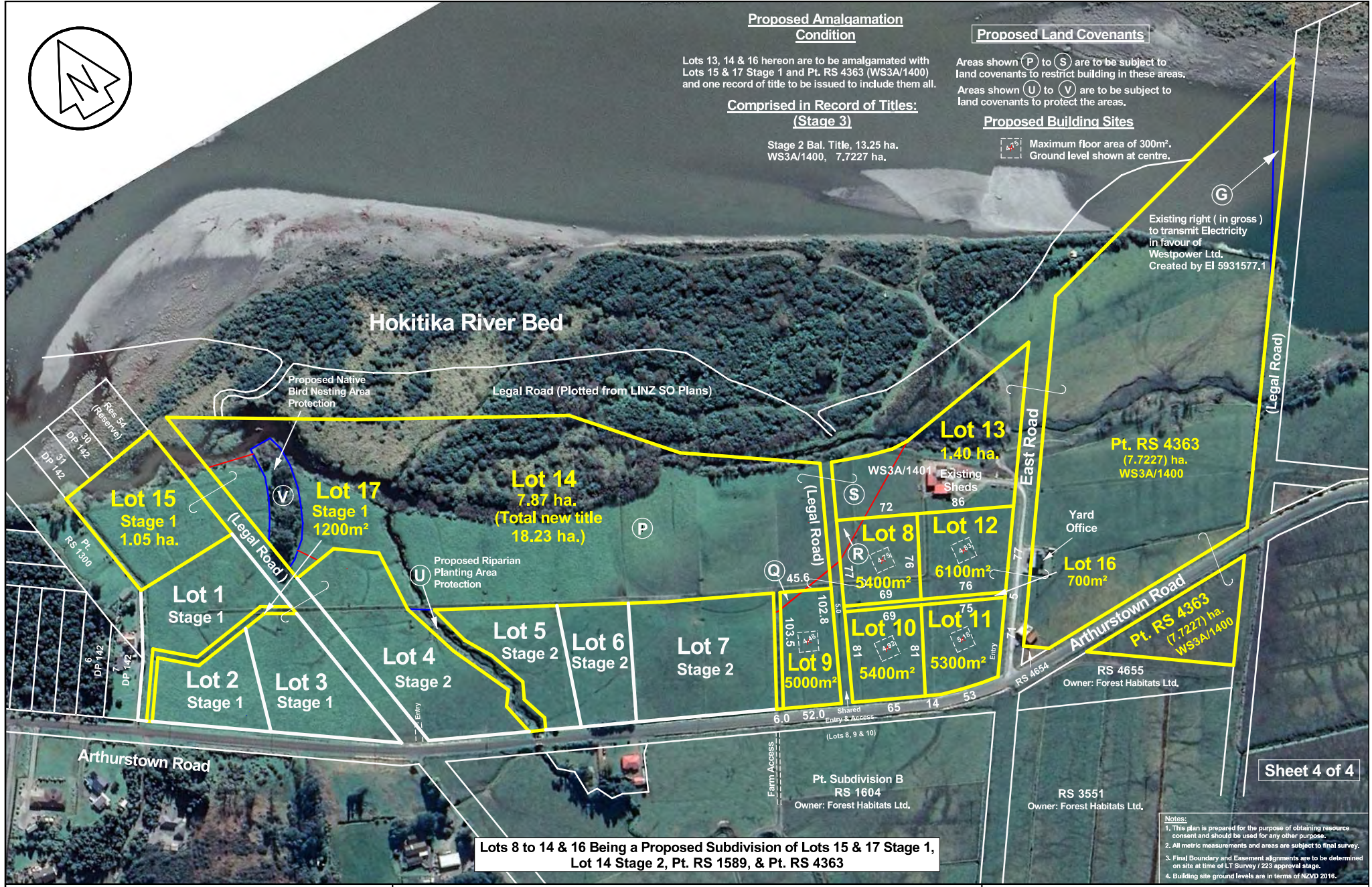
Areas shown (P) to (S) are to be subject to land covenants to restrict building in these areas.
Areas shown (U) to (V) are to be subject to land covenants to protect the areas.

Proposed Building Sites

Maximum floor area of 300m².
Ground level shown at centre.

(G)
Existing right (in gross) to transmit Electricity in favour of Westpower Ltd. Created by EI 5931577.1

Hokitika River Bed



Lots 8 to 14 & 16 Being a Proposed Subdivision of Lots 15 & 17 Stage 1, Lot 14 Stage 2, Pt. RS 1589, & Pt. RS 4363

Sheet 4 of 4

- Notes:**
1. This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose.
 2. All metric measurements and areas are subject to final survey.
 3. Final Boundary and Easement alignments are to be determined on site at time of LT Survey / 223 approval stage.
 4. Building site ground levels are in terms of NZVD 2016.

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Project:

Forest Habitats Ltd.
117 Arthurstown Road
Hokitika

D

Drawing Title:

Subdivision Scheme Plan - Stage 3

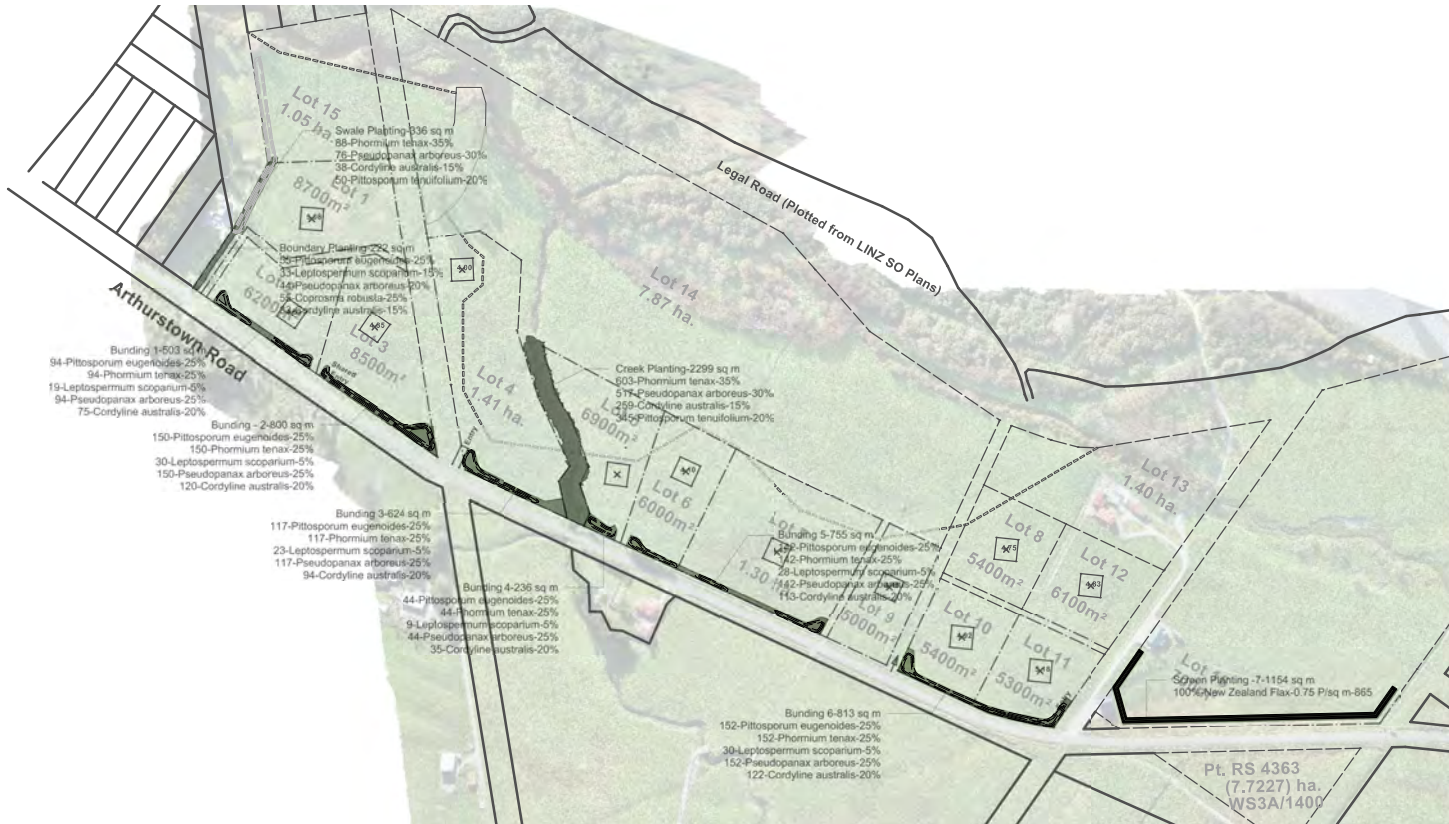
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Original Scale:
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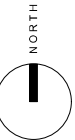
Date:
25 Aug. 2023

Job Number:
22008_SP4

REV	DATE	NOTES
A	29/08/2023	Revised for Discussion



Code	Botanical Name	Common Name	Grade	Spacing m/cts	Quantity
Co a	Cordyline australis	Cabbage Tree/Ti Kouka	RT	1.5	889
Co ro	Coprosma robusta	Karamu	RT	1.5	55
Lesc	Leptospermum scoparium	Manuka	RT	1.5	173
PhTe	Phormium tenax	New Zealand Flax	root stock	1.5	2255
Pi e	Pittosporum eugenoides	Lemonwood/Tarata	RT	1.5	754
Pi 'W'	Pittosporum tenuifolium	Kohuhu	RT	1.5	395
Ps a	Pseudopanax arboreus	Five Finger	RT	1.5	1336
				0	0



RMM ROUGH MILNE MITCHELL LANDSCAPE ARCHITECTS

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Proposed Planting Plan

FOREST HABITATS LTD
 PROPOSED SUBDIVISION

JOB No. 23146

SCALE 1:4000

DATE 29/08/2023

DESIGNED RL

DRAWN RL

CHECKED

STATUS for Resource Consent

DRAWING No. REVISION

L 2.0 A
 SERIES

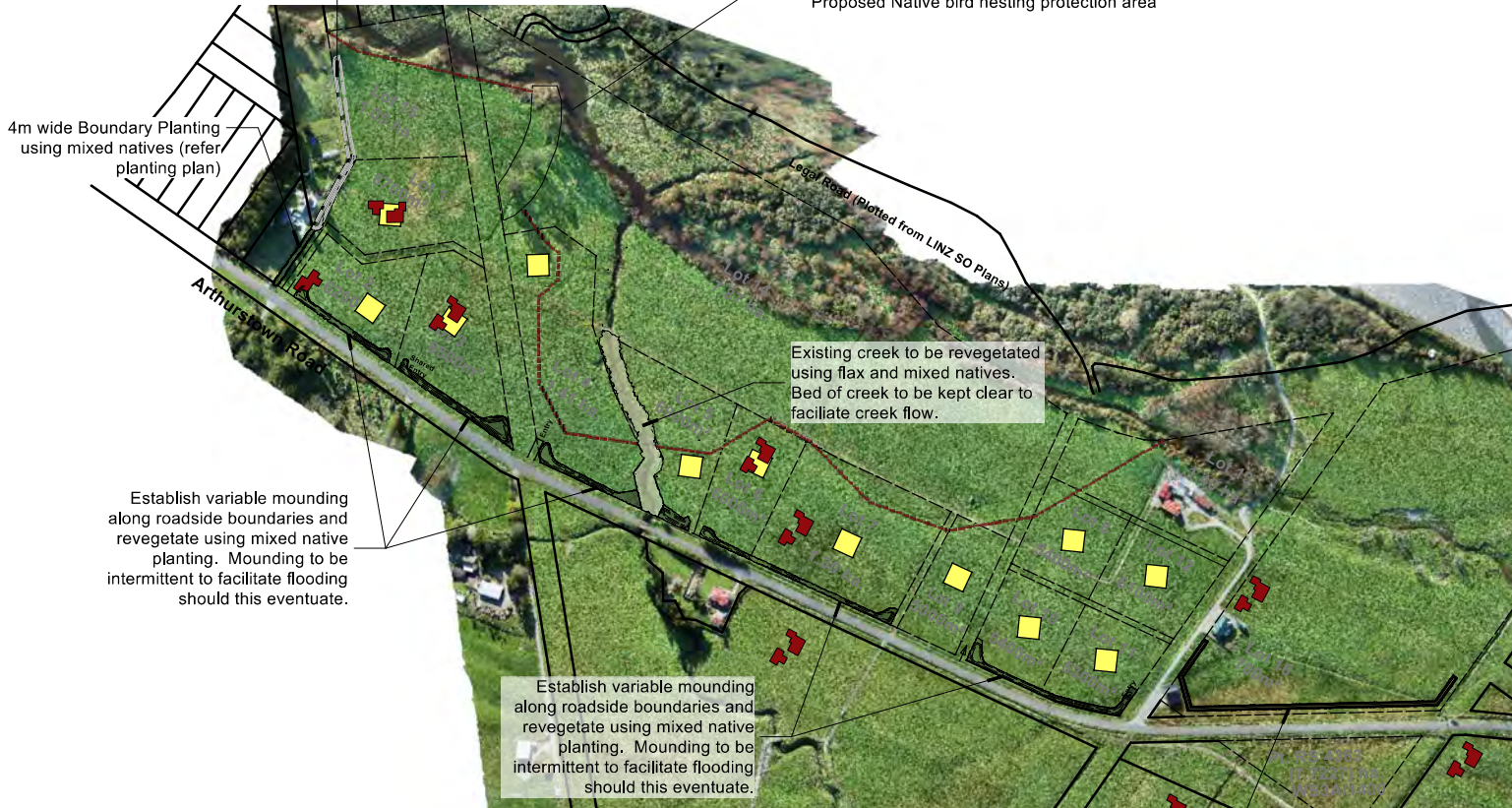


REV	DATE	NOTES
A	29/08/2023	Revised for Discussion



Proposed Native bird nesting protection area

Existing swale to be revegetated within proposed Lot 1



4m wide Boundary Planting using mixed natives (refer planting plan)

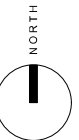
Establish variable mounding along roadside boundaries and revegetate using mixed native planting. Mounding to be intermittent to facilitate flooding should this eventuate.

Establish variable mounding along roadside boundaries and revegetate using mixed native planting. Mounding to be intermittent to facilitate flooding should this eventuate.

Existing creek to be revegetated using flax and mixed natives. Bed of creek to be kept clear to facilitate creek flow.

Existing bund to be planted using flax as per existing resource consent

- Hypothetical location of permitted development
- Proposed location of building sites
- Existing swale
- Proposed mounding
- Mixed native planting (refer planting plan)
- Mixed swale and creek planting (refer planting plan)
- Proposed Native bird nesting protection area
- Proposed building restriction line



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Subdivision Layout and Landscape proposal
 FOREST HABITATS LTD
 PROPOSED SUBDIVISION

JOB No. 23146

SCALE 1:4000

DATE 29/08/2023

DESIGNED RL

DRAWN RL

CHECKED

STATUS for Resource Consent

DRAWING No. REVISION

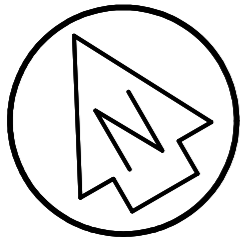
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1 of 2



Appendix B – Updated Subdivision Plans – Surveying & Development Consulting Limited



Proposed Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
R.O.W. & Services	(A)	Lot 2	Lot 3
	(B)	Lot 3	Lot 2
	(C)	Lot 5	Lot 6
	(D)	Lot 6	Lot 5

Proposed Amalgamation Condition

Lots 13, 14, 15, 16 & 17 hereon are to be amalgamated with Pt. RS 4363 (WS3A/1400) and one record of title to be issued to include them all.


Comprised in Record of Titles:

WS2C/1195,	4.0345 ha.
WS2C/1017,	1.3615 ha.
WS2C/763,	0.1103 ha.
WS1B/723,	6.1942 ha.
WS3A/1401,	7.9602 ha.
WS3A/1400,	7.7227 ha.
Total Area:	27.3834 ha.

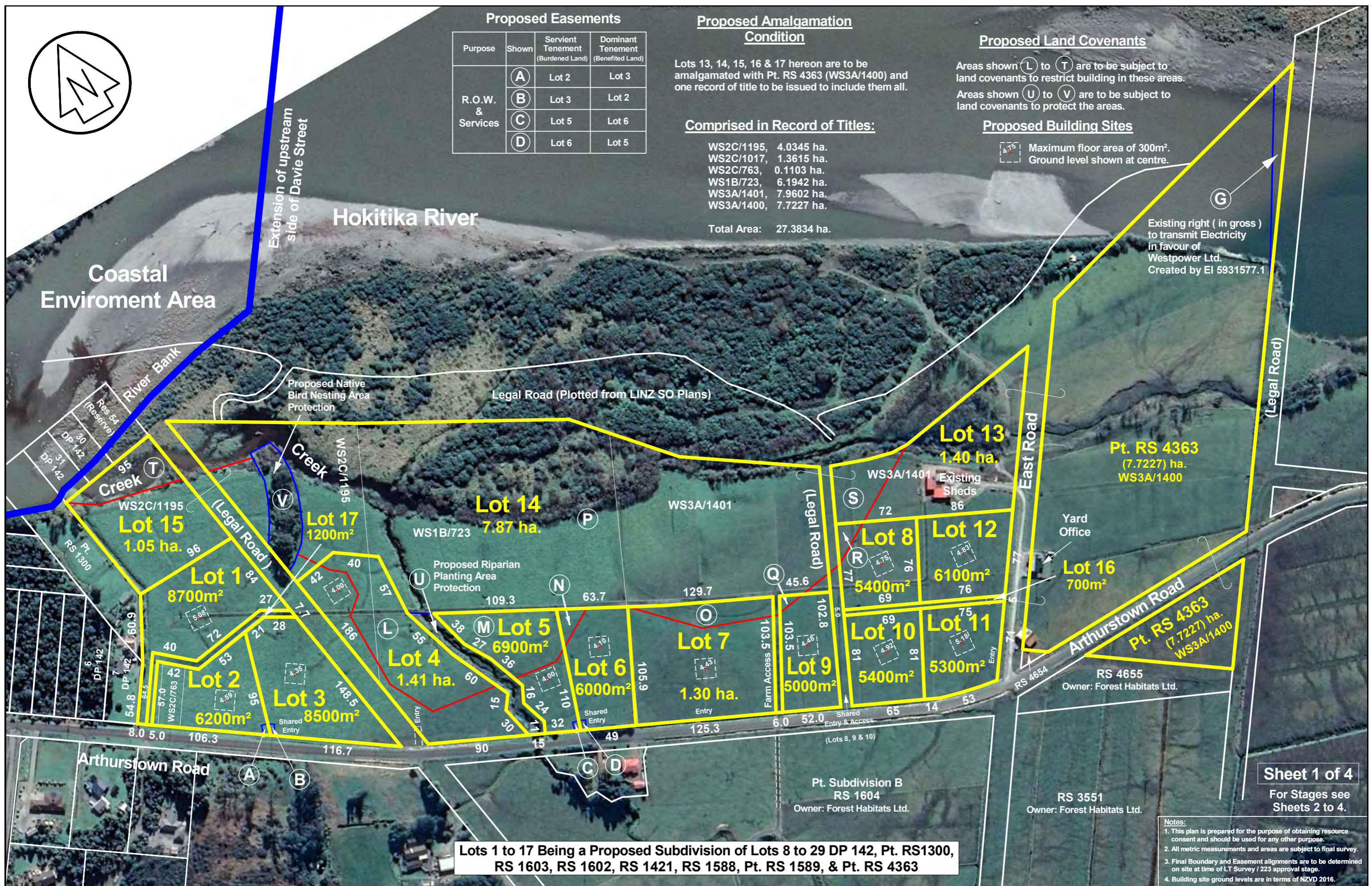
Proposed Land Covenants

Areas shown (L) to (T) are to be subject to land covenants to restrict building in these areas.
Areas shown (U) to (V) are to be subject to land covenants to protect the areas.

Proposed Building Sites

 Maximum floor area of 300m².
Ground level shown at centre.

(G) Existing right (in gross) to transmit Electricity in favour of Westpower Ltd. Created by EI 5931577.1



Lots 1 to 17 Being a Proposed Subdivision of Lots 8 to 29 DP 142, Pt. RS1300, RS 1603, RS 1602, RS 1421, RS 1588, Pt. RS 1589, & Pt. RS 4363

- Notes:**
1. This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose.
 2. All metric measurements and areas are subject to final survey.
 3. Final Boundary and Easement alignments are to be determined on site at time of LT Survey / 223 approval stage.
 4. Building site ground levels are in terms of NZVD 2016.

Sheet 1 of 4
For Stages see Sheets 2 to 4.

Surveying & Development Consulting Ltd.

Phone: 0274902876

Email: chris@sdcltd.co.nz

Project:

Forest Habitats Ltd.
117 Arthurstown Road
Hokitika

Drawing Title:

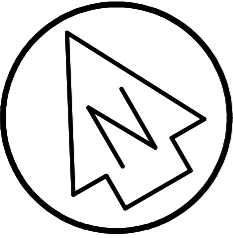
Subdivision Scheme Plan - Overall

Original Size:
A3

Original Scale:
1:3000

Date:
25 Aug. 2023

Job Number:
22008_SP1



Proposed Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
R.O.W. & Services	(A)	Lot 2	Lot 3
	(B)	Lot 3	Lot 2

Proposed Amalgamation Condition

Lots 15 & 17 hereon are to be amalgamated with RS 1603 (WS2C/1195 bal.) and RS 1421 & RS 1602 (WS1B/723) and one record of title to be issued to include them all.

Proposed Land Covenants

Area shown (T) is to be subject to land covenants to restrict building in these areas.

Comprised in Record of Titles: (Stage 1)

WS2C/1195, 4.0345 ha.
 WS2C/1017, 1.3615 ha.
 WS2C/763, 0.1103 ha.
 WS1B/723, 6.1942 ha.

Proposed Building Sites

Maximum floor area of 300m². Ground level shown at centre.

Hokitika River Bed



Lots 1, 2, 3, 15 & 17 Being a Proposed Subdivision of Lots 8 to 29 DP 142, Pt. RS1300, RS 1603, RS 1602 & RS 1421.

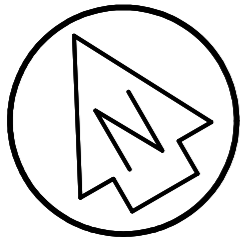
- Notes:**
1. This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose.
 2. All metric measurements and areas are subject to final survey.
 3. Final Boundary and Easement alignments are to be determined on site at time of LT Survey / 223 approval stage.
 4. Building site ground levels are in terms of NZVD 2016.

Sheet 2 of 4

Surveying & Development Consulting Ltd.
 Phone: 0274902876 Email: chris@sdcltd.co.nz

Project: **Forest Habitats Ltd.**
117 Arthurstown Road
Hokitika

Drawing Title: Subdivision Scheme Plan - Stage 1			
Original Size: A3	Original Scale: 1:3000	Date: 25 Aug. 2023	Job Number: 22008_SP2



Proposed Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
R.O.W. & Services	(C)	Lot 5	Lot 6
	(D)	Lot 6	Lot 5

Proposed Amalgamation Condition

Lot 14 hereon is to be amalgamated with Lots 15 & 17 Stage 1 and Pt. RS 1589 (WS3A/1401 bal.) and one record of title to be issued to include them all.

Comprised in Record of Titles: (Stage 2)


Stage 1 Bal. Title, 9.34 ha.
WS3A/1401, 7.9602 ha.

Proposed Land Covenants

Areas shown (L) (M) (N) & (O) are to be subject to land covenants to restrict building in these areas.

Areas shown (U) to (V) are to be subject to land covenants to protect the areas.

Proposed Building Sites

 Maximum floor area of 300m².
Ground level shown at centre.

Hokitika River Bed



Lots 4 to 7 & 14 Being a Proposed Subdivision of Lots 15 & 17 Stage 1, RS 1603, RS 1602, RS 1421 RS 1588 & Pt. RS 1589.

Sheet 3 of 4

- Notes:**
1. This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose.
 2. All metric measurements and areas are subject to final survey.
 3. Final Boundary and Easement alignments are to be determined on site at time of LT Survey / 223 approval stage.
 4. Building site ground levels are in terms of NZVD 2016.

Surveying & Development Consulting Ltd.

Phone: 0274902876

Email: chris@sdcltd.co.nz

Project:

**Forest Habitats Ltd.
117 Arthurstown Road
Hokitika**

Drawing Title:

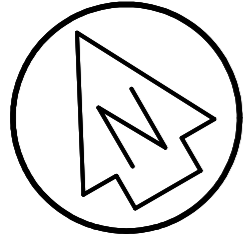
Subdivision Scheme Plan - Stage 2

Original Size:
A3

Original Scale:
1:3000

Date:
25 Aug. 2023

Job Number:
22008_SP3



Proposed Amalgamation Condition

Lots 13, 14 & 16 hereon are to be amalgamated with Lots 15 & 17 Stage 1 and Pt. RS 4363 (WS3A/1400) and one record of title to be issued to include them all.

Comprised in Record of Titles: (Stage 3)

Stage 2 Bal. Title, 13.25 ha.
WS3A/1400, 7.7227 ha.

Proposed Land Covenants

Areas shown (P) to (S) are to be subject to land covenants to restrict building in these areas.

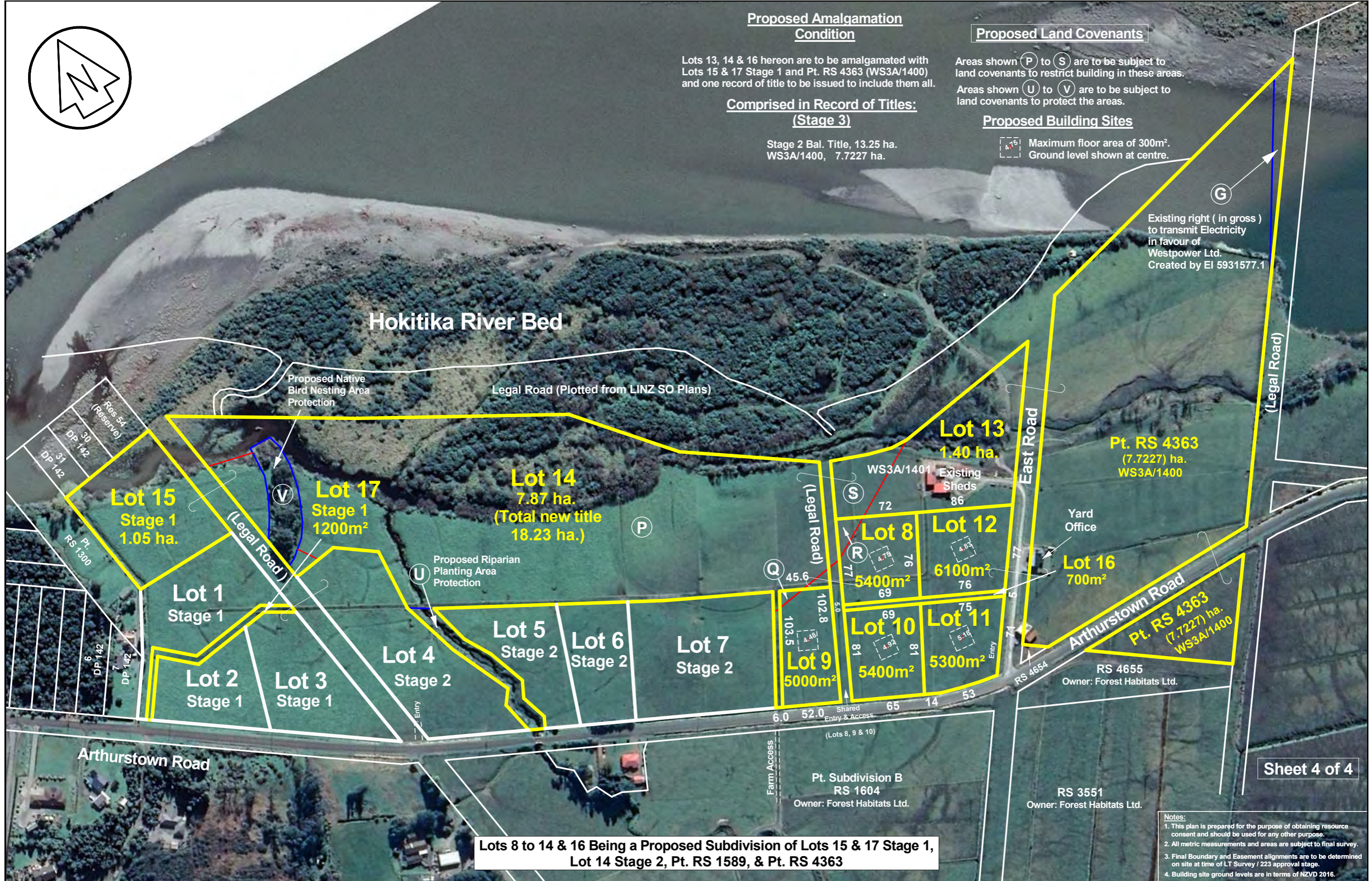
Areas shown (U) to (V) are to be subject to land covenants to protect the areas.

Proposed Building Sites

Maximum floor area of 300m².
Ground level shown at centre.

(G) Existing right (in gross) to transmit Electricity in favour of Westpower Ltd. Created by EI 5931577.1

Hokitika River Bed



Lots 8 to 14 & 16 Being a Proposed Subdivision of Lots 15 & 17 Stage 1, Lot 14 Stage 2, Pt. RS 1589, & Pt. RS 4363

Sheet 4 of 4

- Notes:**
1. This plan is prepared for the purpose of obtaining resource consent and should be used for any other purpose.
 2. All metric measurements and areas are subject to final survey.
 3. Final Boundary and Easement alignments are to be determined on site at time of LT Survey / 223 approval stage.
 4. Building site ground levels are in terms of NZVD 2016.

Surveying & Development Consulting Ltd.

Phone: 0274902876

Email: chris@sdcltd.co.nz

Project:

**Forest Habitats Ltd.
117 Arthurstown Road
Hokitika**

Drawing Title:

Subdivision Scheme Plan - Stage 3

Original Size:
A3

Original Scale:
1:3000

Date:
25 Aug. 2023

Job Number:
22008_SP4

Appendix C – Application Amendments – Including supplementary Report and Further Information Submissions

3 October 2023

Westland District Council
Hokitika

Attention: Anna Johnson

Dear Anna

RC Application 220120 & 230030 / Forest Habitats Ltd / Proposed Subdivision at 117 Arthurstown Road

I refer to your Section 42A report of 5 July 2023.

The applicant has reviewed your report, acknowledges the concerns raised, and provides the following amendments to the original application;

- The applicant has engaged a landscape architect, and as a result the scheme plan has been modified to address concerns around 'ribbon development' and landscape effects generally. Refer proposed landscape plan (Appendix 1A) and amended scheme plan (Appendix 2A). Appendix 2B shows the existing title situation and where dwellings could be located as a controlled activity.
- The new scheme plan also includes significant landscape planting, including along the boundary with the submitter to the west. Refer proposed planting plan (Appendix 3).
- The photomontages at Appendix 1B show existing development along with what could be built here as a controlled activity (2 storeys) on existing titles, without screen planting, versus the proposed single storey dwellings, firstly without screen planting and secondly with screen planting.
- There is also now proposed to be revegetation planting along the riparian margins of the watercourse flowing through the property, between Lots 4 and 5 (Area U). This riparian revegetation will be covenanted in perpetuity. The river-side edge of the pasture on Lot 14 has also now been fenced.
- The applicant has consulted with DOC and met with them on site regarding the bird roosting trees. These trees will now also be protected by a covenant. Refer Area V on scheme plan.

- The maximum footprint of any new dwelling has been reduced to 300 m², down from 450 m² as originally proposed. Defined building platforms are now shown on the scheme plan.
- These defined building platforms were required by the landscape architect, but this additional refinement has meant that the RL's of each building platform is now known, and so the required increase in RL for each building platform can now be more accurately tabulated.
- The two engineering reports have been updated. Both reports are recommending building platforms to an RL of 5.5.
- As noted in the amended Hutchinsons report (Appendix 4), the required height increase to achieve a flood free platform is now no more than 1.5 m, and this maximum only applies to 2 sites. Most of the other sites are around 1 m or less. The s42A report was assuming a height of up to 2.5 m for some of the building platforms.
- The other advantage of now knowing the RL's for each individual building site is that the volume of earthworks can now be estimated, at generally around 1000 m³ or less, per proposed title.
- The engineering report prepared by Stuart Challenger (Appendix 5) confirms that with the proposed methodology for material being extracted from the same property for the building platforms, there will be no increase in flood levels as a result of this development.
- In respect of the concern about reverse sensitivity relating to the consented contractors yard, the applicant is proposing 'non-objection covenants' for those titles closest to the contractors yard, ie Lots 8, 10, 11 and 12.
- Finally, at 8.24 of the s42A report, there is purported to be photographic evidence of flooding adjacent to the proposed subdivision. On further investigation, it appears that the photograph was taken around 900 m to the east of where it is marked in the report, actually outside the area to be subdivided (Appendix 6).

Can you please review this amended proposal and provide an updated version of your s42A report.

Yours faithfully
MacDonell Consulting Ltd



Barry MacDonell









REV	DATE	NOTES
A	29/08/2023	Revised for Discussion

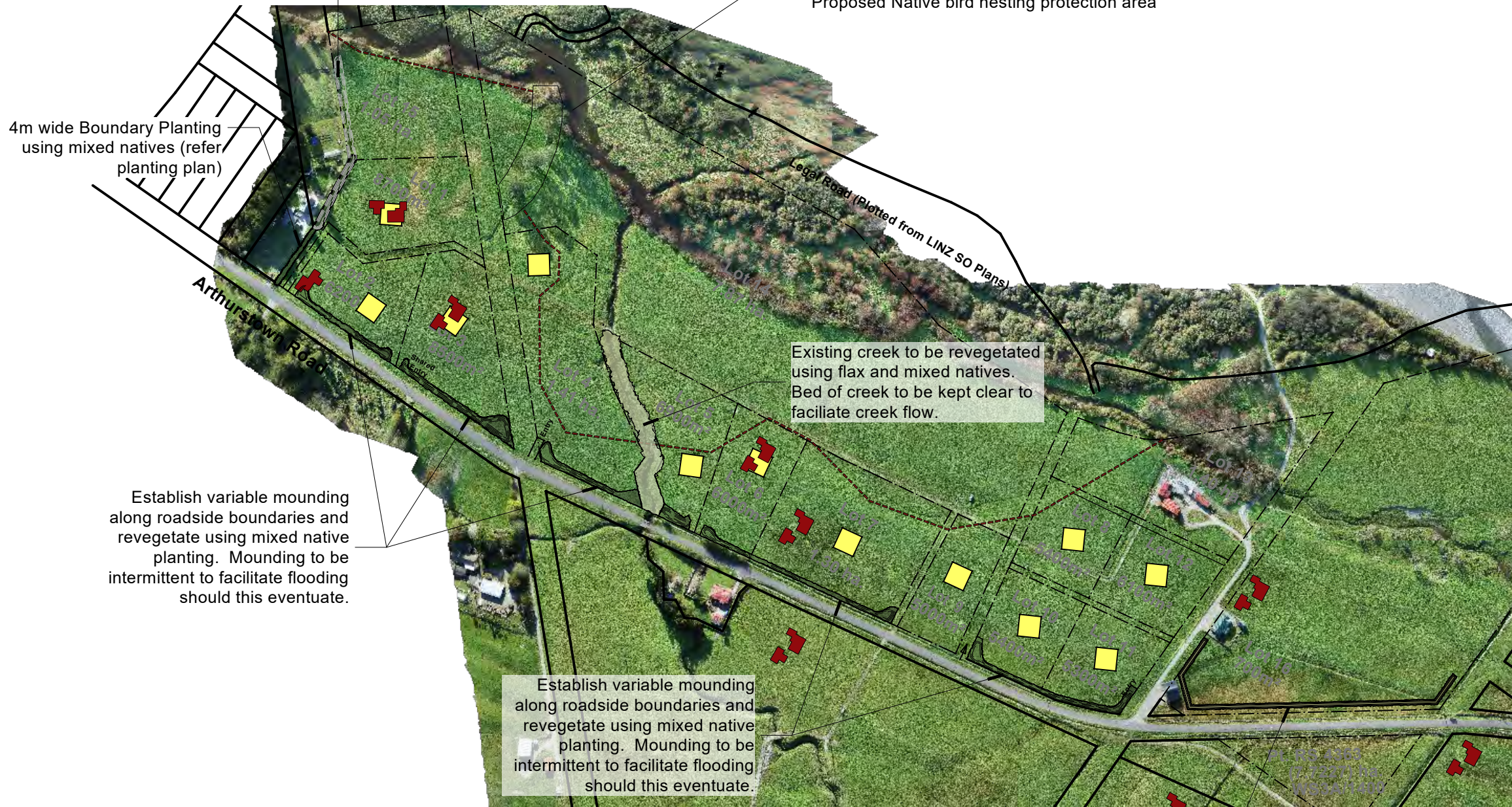


Proposed Native bird nesting protection area

Existing swale to be revegetated within proposed Lot 1

4m wide Boundary Planting using mixed natives (refer planting plan)

-  Hypothetical location of permitted development
-  Proposed location of building sites
-  Existing swale
-  Proposed mounding
-  Mixed native planting (refer planting plan)
-  Mixed swale and creek planting (refer planting plan)
-  Proposed Native bird nesting protection area
-  Proposed building restriction line

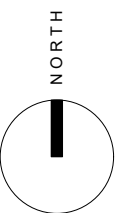


Existing creek to be revegetated using flax and mixed natives. Bed of creek to be kept clear to facilitate creek flow.

Establish variable mounding along roadside boundaries and revegetate using mixed native planting. Mounding to be intermittent to facilitate flooding should this eventuate.

Establish variable mounding along roadside boundaries and revegetate using mixed native planting. Mounding to be intermittent to facilitate flooding should this eventuate.

Existing bund to be planted using flax as per existing resource consent



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Subdivision Layout and Landscape proposal
 FOREST HABITATS LTD
 PROPOSED SUBDIVISION

JOB No.	23146
SCALE	1:4000
DATE	29/08/2023
DESIGNED	RL
DRAWN	RL
CHECKED	
STATUS	for Resource Consent
DRAWING No.	REVISION
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RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

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DRAFT

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Location Map 03

Photo Viewpoint 1

Existing site and permitted development 04

Proposed development 05

Photo Viewpoint 2

Existing site and permitted development 06

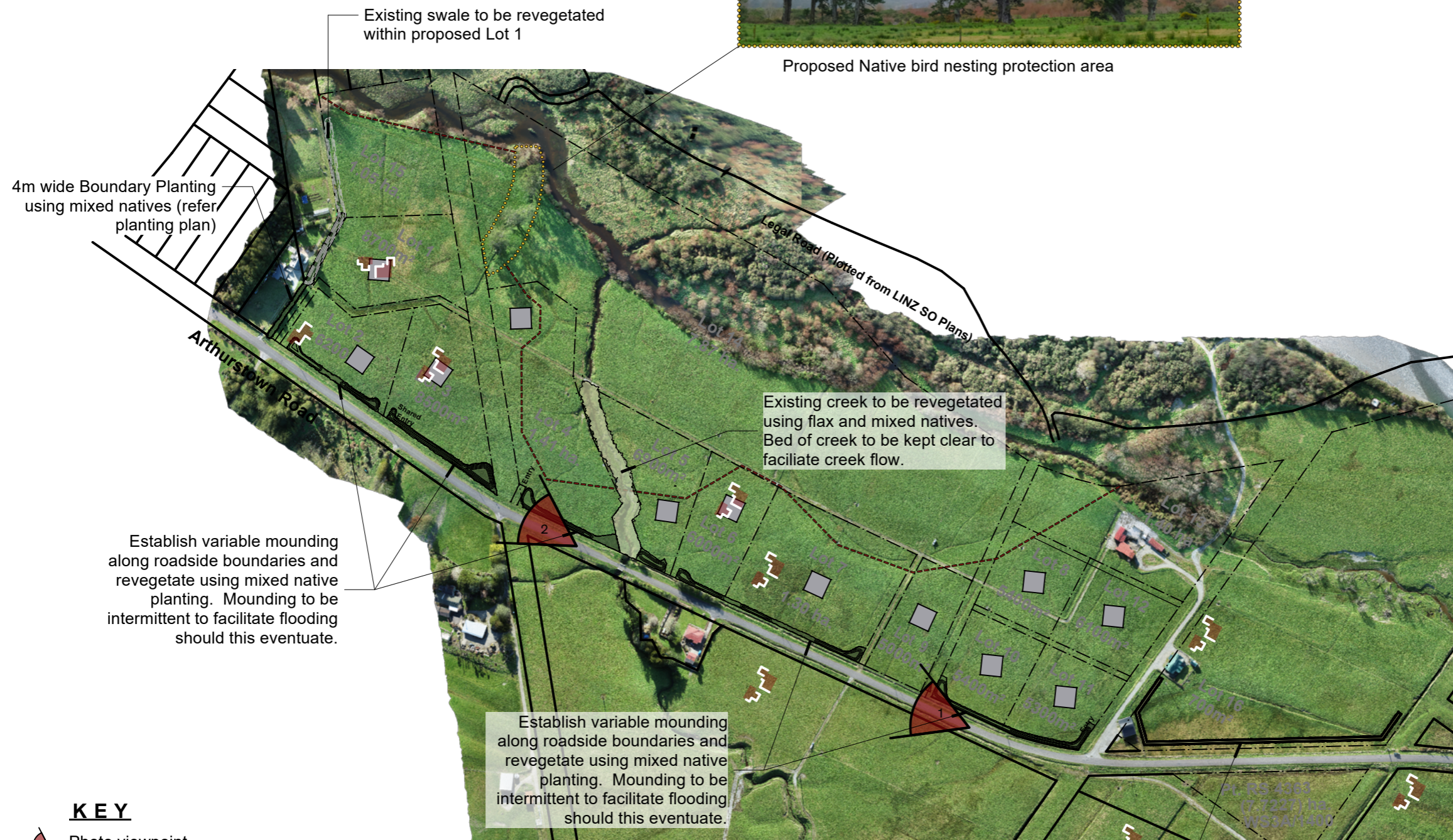
Proposed development 07

DRAFT

Location Plan



Proposed Native bird nesting protection area



KEY

- Photo viewpoint
- Hypothetical location of permitted development
- Proposed location of building sites
- Existing swale
- Proposed mounding
- Mixed native planting (refer planting plan)
- Mixed swale and creek planting (refer planting plan)
- Proposed Native bird nesting protection area
- Proposed building restriction line

Existing bund to be planted using flax as per existing resource consent

DRAFT

Scale = 1 : 4000 @ A3

Photo Viewpoint 1



A

- A Existing site, as is
- B Permitted development



B

DRAFT

Photo Viewpoint 1



A

- A Proposed development (indicative) - no screen planting
- B Proposed development (indicative) with vegetated mounding to screen dwellings



B

DRAFT

Photo Viewpoint 2



A

A Existing site, as is
B Permitted development



B

DRAFT

Photo Viewpoint 2



A

- A Proposed development (indicative) - no screen planting
- B Proposed development (indicative) with vegetated mounding to screen dwellings



B

DRAFT

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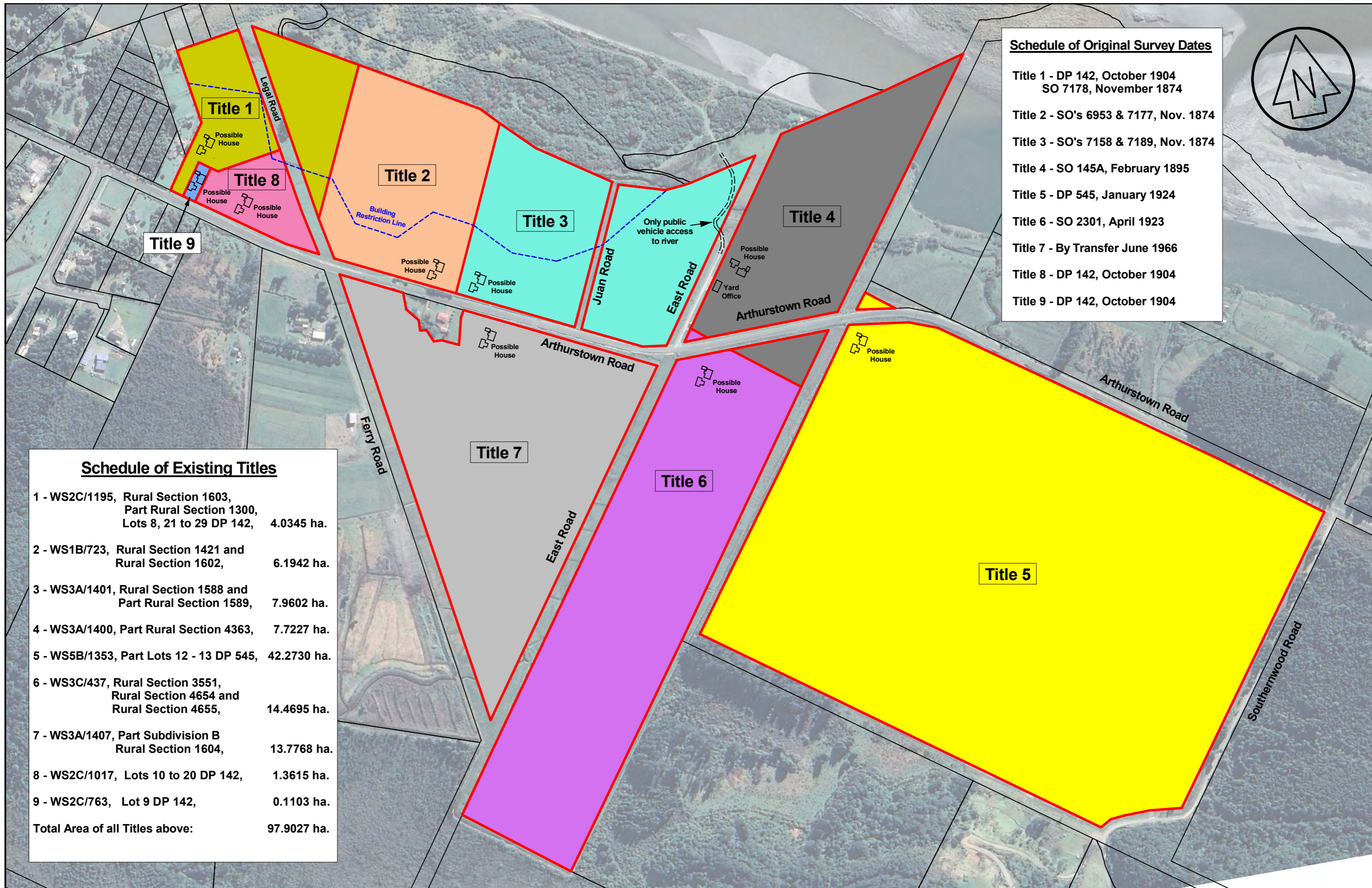
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RMML

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Schedule of Original Survey Dates

Title 1 - DP 142, October 1904
SO 7178, November 1874

Title 2 - SO's 6953 & 7177, Nov. 1874

Title 3 - SO's 7158 & 7189, Nov. 1874

Title 4 - SO 145A, February 1895

Title 5 - DP 545, January 1924

Title 6 - SO 2301, April 1923

Title 7 - By Transfer June 1966

Title 8 - DP 142, October 1904

Title 9 - DP 142, October 1904



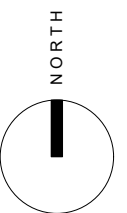
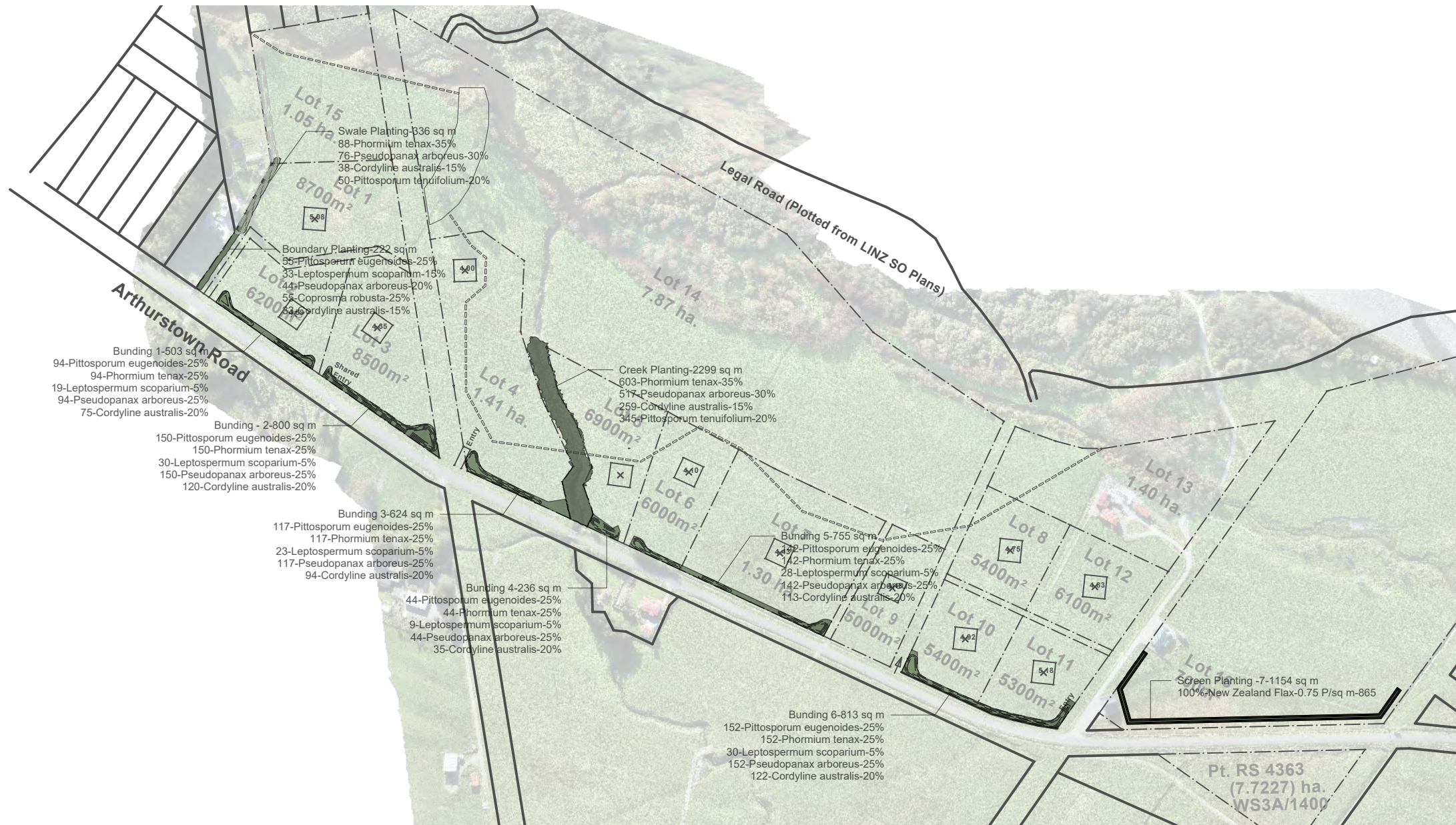
Schedule of Existing Titles

1 - WS2C/1195, Rural Section 1603, Part Rural Section 1300, Lots 8, 21 to 29 DP 142,	4.0345 ha.
2 - WS1B/723, Rural Section 1421 and Rural Section 1602,	6.1942 ha.
3 - WS3A/1401, Rural Section 1588 and Part Rural Section 1589,	7.9602 ha.
4 - WS3A/1400, Part Rural Section 4363,	7.7227 ha.
5 - WS5B/1353, Part Lots 12 - 13 DP 545,	42.2730 ha.
6 - WS3C/437, Rural Section 3551, Rural Section 4654 and Rural Section 4655,	14.4695 ha.
7 - WS3A/1407, Part Subdivision B Rural Section 1604,	13.7768 ha.
8 - WS2C/1017, Lots 10 to 20 DP 142,	1.3615 ha.
9 - WS2C/763, Lot 9 DP 142,	0.1103 ha.
Total Area of all Titles above:	97.9027 ha.

DO NOT SCALE, ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK

INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE COPYRIGHT OF ROUGH MILNE MITCHELL LANDSCAPE ARCHITECTS AND IS NOT TO BE PRODUCED WITHOUT THEIR PERMISSION

REV	DATE	NOTES
A	29/08/2023	Revised for Discussion



Code	Botanical Name	Common Name	Grade	Spacing m/cts	Quantity
Co a	Cordyline australis	Cabbage Tree/Ti Kouka	RT	1.5	889
Co ro	Coprosma robusta	Karamu	RT	1.5	55
Lesc	Leptospermum scoparium	Manuka	RT	1.5	173
PhTe	Phormium tenax	New Zealand Flax	root stock	1.5	2255
Pi e	Pittosporum eugenoides	Lemonwood/Tarata	RT	1.5	754
Pi 'W'	Pittosporum tenuifolium	Kohuhu	RT	1.5	395
Ps a	Pseudopanax arboreus	Five Finger	RT	1.5	1336
				0	0

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 rmm@a.co.nz info@rmm@a.co.nz

Proposed Planting Plan

FOREST HABITATS LTD
PROPOSED SUBDIVISION

JOB No. 23146

SCALE 1:4000

DATE 29/08/2023

DESIGNED RL

DRAWN RL

CHECKED

STATUS for Resource Consent

DRAWING No. REVISION

L 2.0 A
 SERIES

1 of 2



FOREST HABITATS LTD

117 ARTHURSTOWN ROAD,
HOKITIKA

Prepared for Forest Habitats Ltd
September 2023 Ref L24312c Rev B



Hutchinson
CONSULTING ENGINEERS

Forest Habitats Ltd

Engineering Report
12 Lot Rural Residential Subdivision

117 Arthurstown Road
Hokitika

Prepared by Matt Symons
ENGINEER

Hutchinson Consulting Engineers Ltd
P O Box 150, Orewa 0946
154 Centreway Road, Orewa 0931

Reviewed by Paige Farley
CIVIL MANAGER

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Approved by Ian Hutchinson
MANAGING DIRECTOR

Date 07 September 2023
Status Version 3

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4.0	Nominated Building Platforms	Page 4
5.0	Stormwater	Page 4
6.0	Potential Inundation	Page 4
7.0	Roading	Page 6
8.0	Summary	Page 6

Appendix

- Appendix A: Hokitika River Flood Modelling – Debris Level Nov 2018 Flood Event
- Appendix B: Hokitika River Flood Modelling – Peak Depth Map
- Appendix C: Hokitika River Flood Modelling – Hazard Map
- Appendix D: Hutchinson Consulting Engineers Drawings

Our Ref: L24312c Rev B

07 September 2023

MacDonell Consulting Ltd
17 Cliffs Road
St Clair
Dunedin 9012

Dear Barry

**RE: 12 LOT RURAL RESIDENTIAL SUBDIVISION AT 117 ARTHURSTOWN ROAD,
HOKITIKA
FOR FOREST HABITATS LTD**

1.0 Introduction

Further to your request, this office has investigated the engineering requirements for the proposed rural residential subdivisional development at 117 Arthurstown Road, Hokitika.

This updated version of the original report has been provided to comment on a revised scheme layout in which all 12 new lots include a nominated building platform.

It is proposed to subdivide the existing block to include 12 new buildable lots varying in size from 5,000 m² to 14,100 m² from the underlying parcels of land. The proposed lots are serviced from Arthurstown Road and East Road.

2.0 Site

The 19 hectare (or there-about) site is located on the northern side of Arthurstown Road approximately 1.0 km east of its intersection with Ruatapu Road (SH6), Hokitika. The property is on the southern side of the Hokitika river mouth. The site comprises pastoral grazing and is relatively level at an elevation of between around RL3.0m and RL5.0m. The site drains gently towards the north to the Hokitika River. The site is subject to flood inundation during peak river flood flows.



3.0 Earthworks

As part of the proposed development, a flood free building platform will be created on each lot in a nominated location once titles have issued. Based on the flood flow analysis detailed in Section 6.0 of this report the peak flood flow is expected to reach a maximum elevation of around RL5.5m. The building platforms should be constructed to at least this elevation.

Given that the natural ground levels around the proposed platform locations vary from around RL4.0m to RL5.2m earth filling will be required to form a 17.5m x 17.5m flood free building platform to a minimum elevation of RL5.5m on each lot.

Borrow material to form each platform should be sourced from within the flood plain extents to achieve a neutral effect on the current flood storage.

4.0 Nominated Building Platforms

The nominated building platforms will comprise a 17.5m x 17.5m level platform with 1v : 8h earth fill batters grading down to existing ground levels.

Below is a table outlining the proposed building platform level and fill volumes required to construct the platform:

Lot Number	Existing Ground Level at Platform Location (m)	Fill Depth to Achieve RL5.5m Platform (m)	Fill Volume (m ³) (level to nearest 0.1m)
1	5.08	0.42	172.0
2	4.59	0.91	551.0
3	4.35	1.15	887.0
4	4.00	1.50	1316.0
5	4.00	1.50	1316.0
6	4.10	1.40	1161.0
7	4.43	1.07	765.0
8	4.75	0.75	459.0
9	4.48	1.02	653.0
10	4.92	0.58	300.0
11	5.18	0.32	119.0
12	4.83	0.67	375.0
Total Volume			8074.0

Table 1: Building Platform Earthworks

5.0 Stormwater

The only stormwater works to be completed on the site is the installation of the roadside culvert crossings to accommodate the new entranceways into the individual lots and the clearing out of original farm drains to improve surface drainage.

6.0 Potential Inundation

We have reviewed the West Coast Regional Council report Hokitika River Hydraulic Modelling and Flood Hazard Mapping dated 10th June 2020.

https://www.wcrc.govt.nz/repository/libraries/id:2459ikxj617q9ser65rr/hierarchy/Documents/Publications/Natural%20Hazard%20Reports/Westland%20District/Hokitika/2020_LRS_Hokitika%20River_Hydraulic%20modelling%20and%20flood%20hazard%20mapping_v2-10-12-2020%20optimized%20for%20web.pdf

Assuming Scenario 6 for the flood mapping reporting, 100 Year, Climate Change Scenario RCP6.0 (2100), 1m Sea Level rise including 400mm of storm surge the site will be in the range of around existing ground level to around 2m below water during the peak flood flow events.

The topographical survey plan of this site prepared by Chris J Coll Surveying Ltd indicates the majority of the site is around RL3.0m to RL5.0m. The Hokitika River Flood Modelling report indicates that the November 2018 Flood Debris Levels in the vicinity of the site were to an elevation of RL4.83 (refer Appendix A), essentially a good part of the subdivision site remained flood free during this storm. Refer attached engineering plan A3-24312 RC GE-04.

The reason for the conservative flood free building platform level of RL5.5m is that the flood modelling takes into effect sea level rise, global warming and storm surge contemporaneously.

The 1 in 100 year event including climate change (2100) RCP Scenario 6.0 with a 1m sea level rise and 0.4m Storm Surge the site inundates to 0.0m to 2.0m flood depth, refer Appendix B.

The flood depth model has been superimposed over the topographical model of the proposed subdivision and flood elevations typically range from around RL4.5m at the western end of the proposed development to around RL5.5m at the eastern end of the proposed development. There are outlier peaks of up to around RL6.0m in certain areas however this is not representative of the RL5.5m average over the site.

Flood free building platforms should be constructed to a minimum elevation of RL5.5m. Finished floor levels of habitable space should be set no lower than RL6.0m however all future building sites should be assessed at the time of building consent to ensure the higher modelled flood levels above RL5.5 are not applicable to that particular site. Finished floor levels of future habitable dwellings should be constructed no lower than 500mm above the inundation level for that particular site.

The same flood modelling report defines flood risk on the Hazard Map for most of the site as H1 and H2, generally safe for vehicles, people buildings, and unsafe for small vehicles respectively, refer Appendix C.

Given the inundation potential for the site and intended use the proposed development is appropriate and the potential flood risk to the activity is low particularly given the building sites will be elevated above the flood risk.

This office has prepared an existing ground level above RL4.0m plan, refer A3-24312 RC GE-07. This plan indicates the land area that is most suitable for development to provide platform levels to a minimum elevation of RL5.5m.

Although the imperviousness of the future sites will increase from pasture to portions of increased impermeability, any adverse effect will be mitigated in that the site is at the lowest portion of the catchment close to the discharge point and any analysis of increased discharge would be offset by the flood plain evident in any peak flood flow event being discharged before the time of concentration is reached. Imperviousness has little effect if the site is theoretically already flooded also.

7.0 Roading

The proposed subdivisional development will be serviced from Arthurstown Road and East Road, Arthurstown Road is formed and sealed however East Road is unsealed. East Road should be upgraded to a sealed standard to the entrance to the proposed Lot 12.

The roadway will be constructed to a 500mm deep roading pavement, 200mm compacted depth of basecourse over 300mm compacted depth of subbase over a subgrade with a CBR of at least 3.

8.0 Summary

The site is suitable for its intended use provided flood free building platforms are constructed to a minimum elevation of RL5.5m and any future habitable space is constructed no lower than RL6.0m.

Consideration should be given to certain areas of the site where theoretical flood levels are above RL5.5m and the minimum finished floor levels adjusted accordingly.

We trust this meets with your approval.

Yours faithfully,

HUTCHINSON CONSULTING ENGINEERS LTD

Prepared by


Matt Symons
ENGINEER

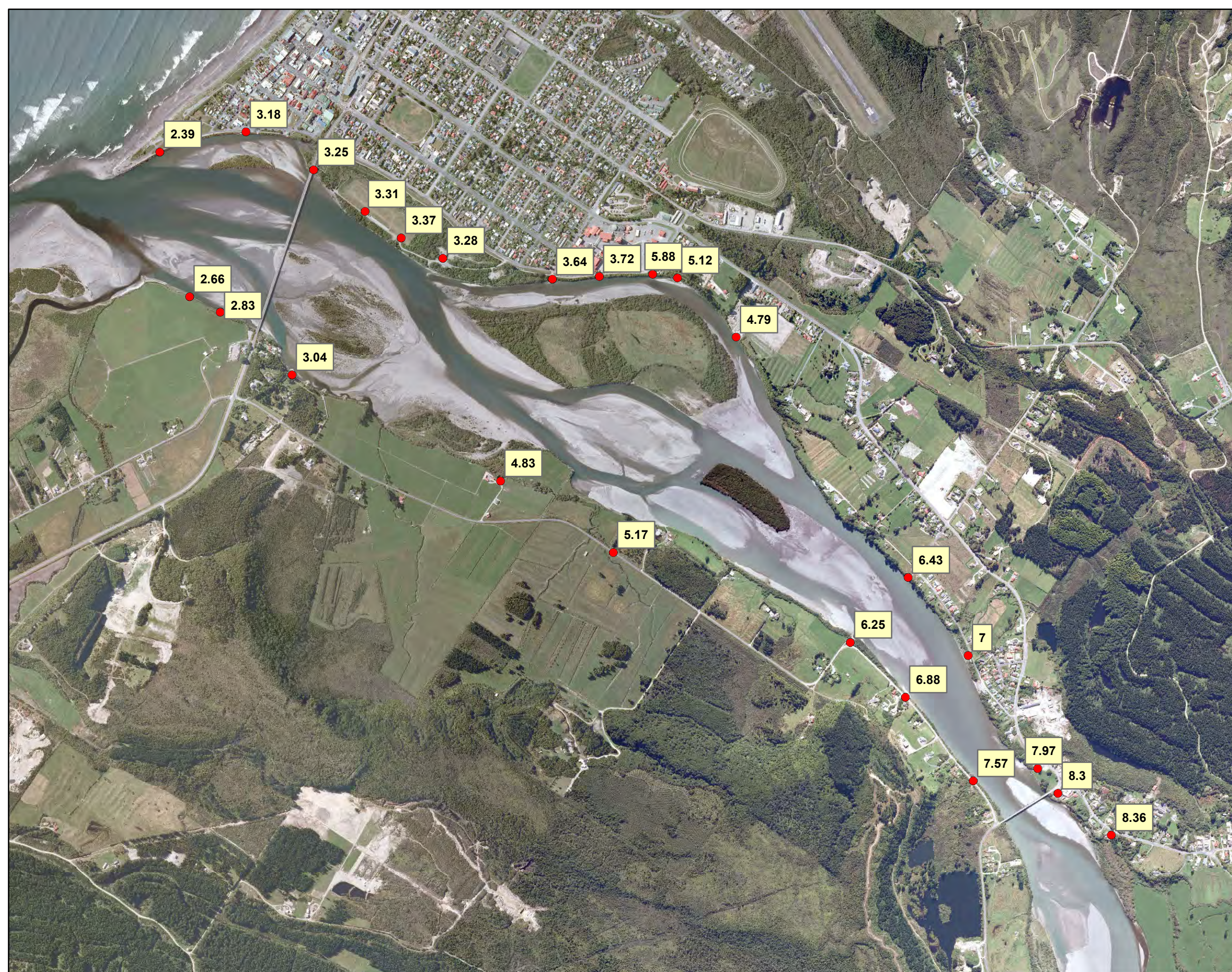
Reviewed by


Paige Farley
CIVIL MANAGER

Approved by


Ian Hutchinson
MANAGING DIRECTOR

APPENDIX A
Hokitika River Flood Modelling – Debris Level November 2018 Flood Event



Legend

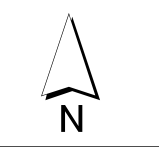
- Debris Levels (Nov 2018)

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PROJECT
Hokitika River Flood Modelling

MAP TITLE
Recorded Debris Levels from November 2018 Flood Event

REV 01	DATE 16 September 2019
A3 SCALE 1:15,000	AUTHOR Matthew Gardner

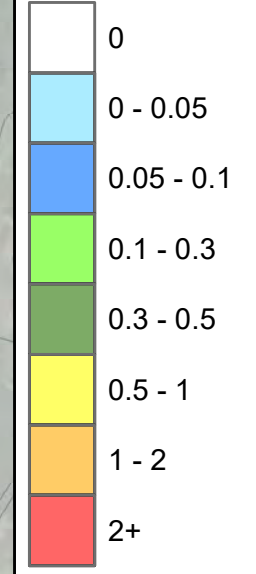


APPENDIX B
Hokitika River Flood Modelling – Peak Depth Map

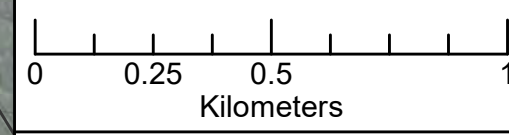
Legend

- Roads
- Property Boundary

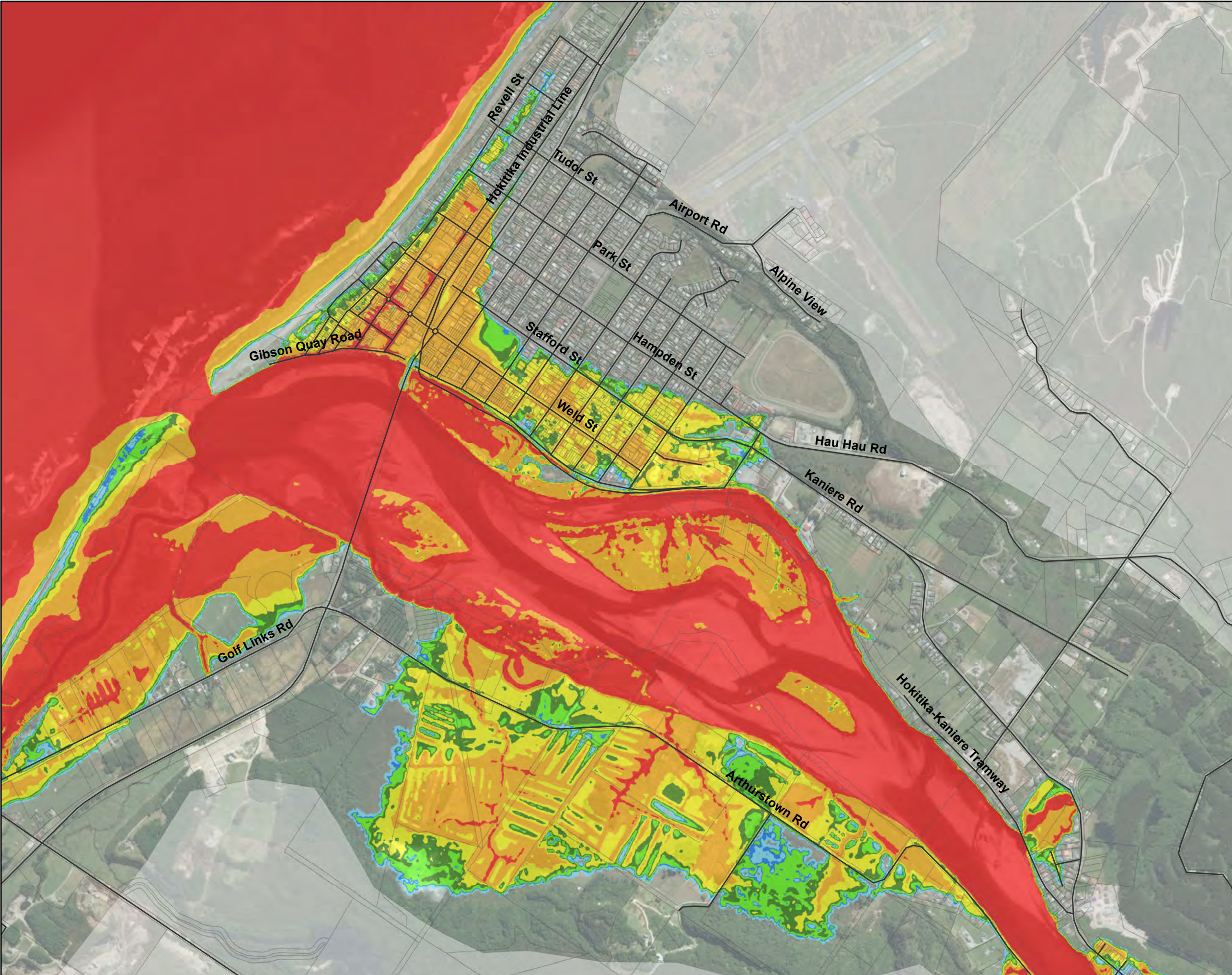
Peak Depth (m)



Map1 of 3



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PROJECT
Hokitika River Flood Modelling

MAP TITLE **PEAK DEPTH MAP**
1 in 100 year event including climate change (2100)
RCP Scenario 6.0, 1m Sea Level Rise, 0.4m Storm Surge

REVISION **DATE**
01 **02 June 2020**

A3 SCALE **AUTHOR**
1:16,000 **Matthew Gardner**



APPENDIX C
Hokitika River Flood Modelling – Hazard Map

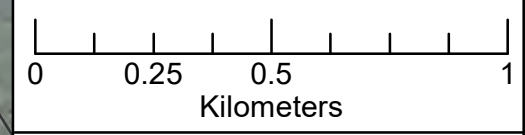
H1 - Generally safe for vehicles, people and buildings
 H2 - Unsafe for small vehicles
 H3 - Unsafe for vehicles, children and the elderly
 H4 - Unsafe for vehicles and people
 H5 - Unsafe for vehicles and people
 All buildings vulnerable to structural damage
 Some less robust buildings subject to failure
 H6 - Unsafe for vehicles and people
 All building types considered vulnerable to failure

Legend
 — Roads
 □ Property Boundary

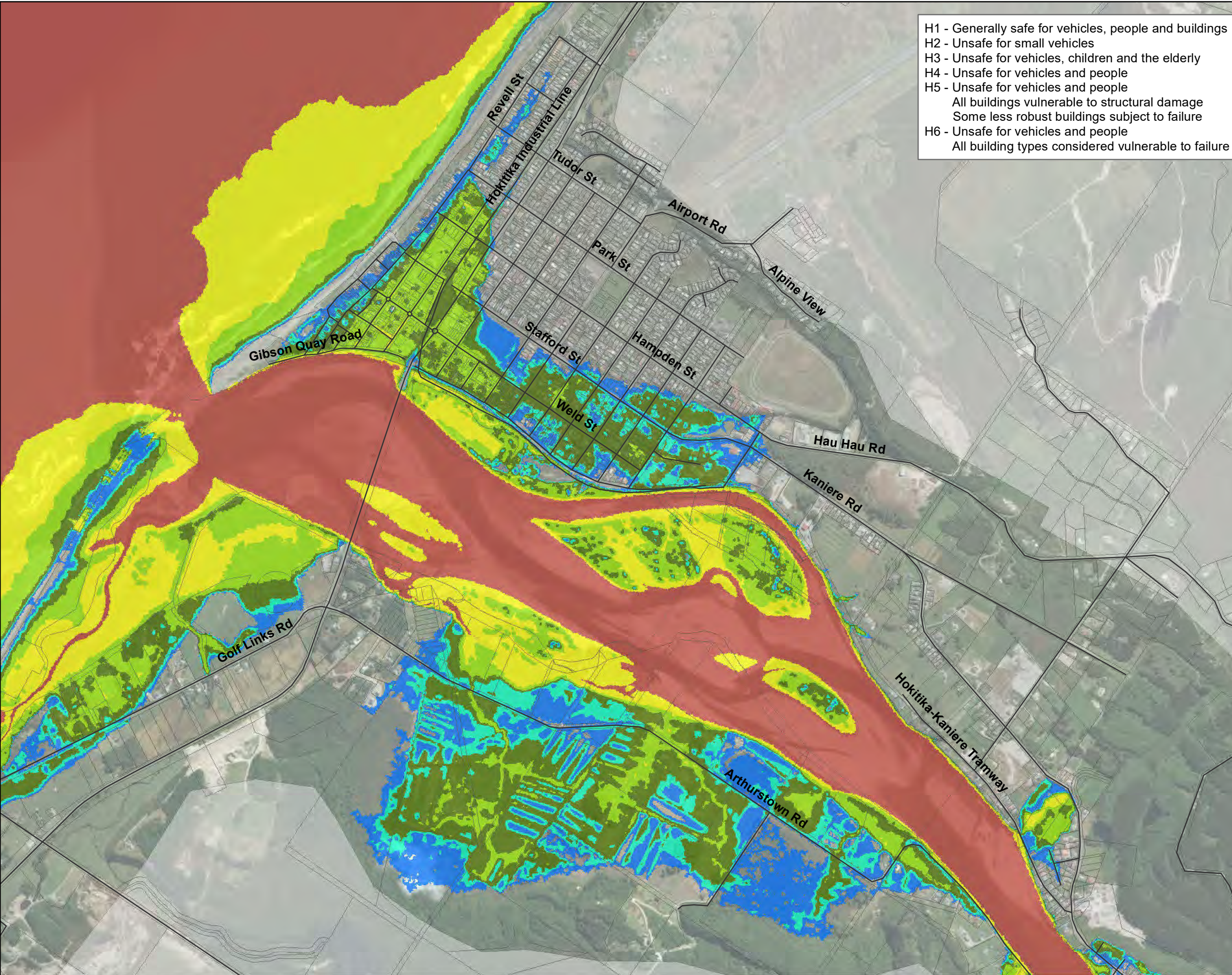
Hazard Category
 H6
 H5
 H4
 H3
 H2
 H1



Map 1 of 3



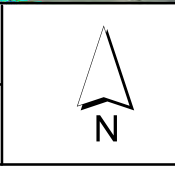
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PROJECT
Hokitika River Flood Modelling

MAP TITLE
HAZARD MAP
1 in 100 year event including climate change (2100)
RCP Scenario 6.0, 1m Sea Level Rise, 0.4m Storm Surge

REVISION
01
 DATE
10 December 2020
 A3 SCALE
1:16,000
 AUTHOR
Matthew Gardner



APPENDIX D
Hutchinson Consulting Engineers Drawings

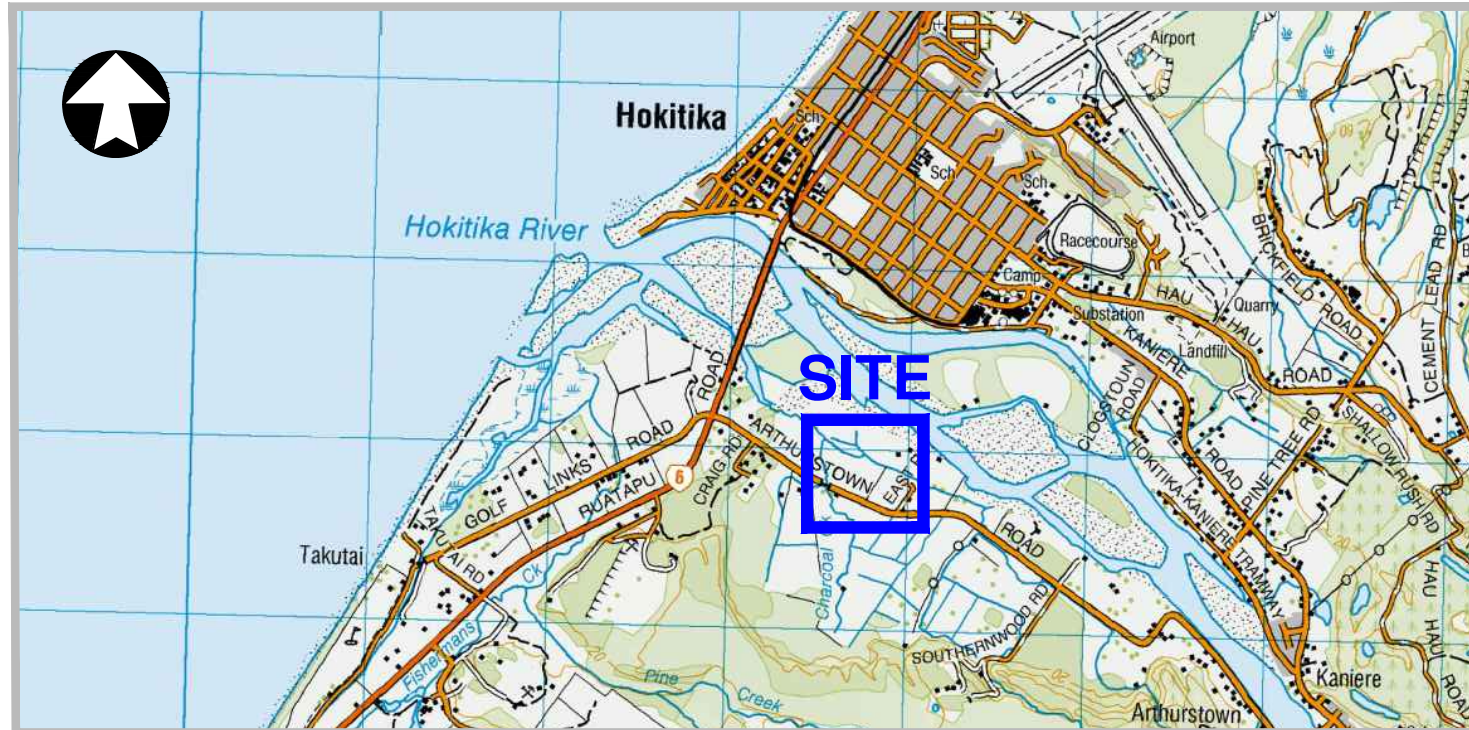
FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA



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Orewa
Auckland

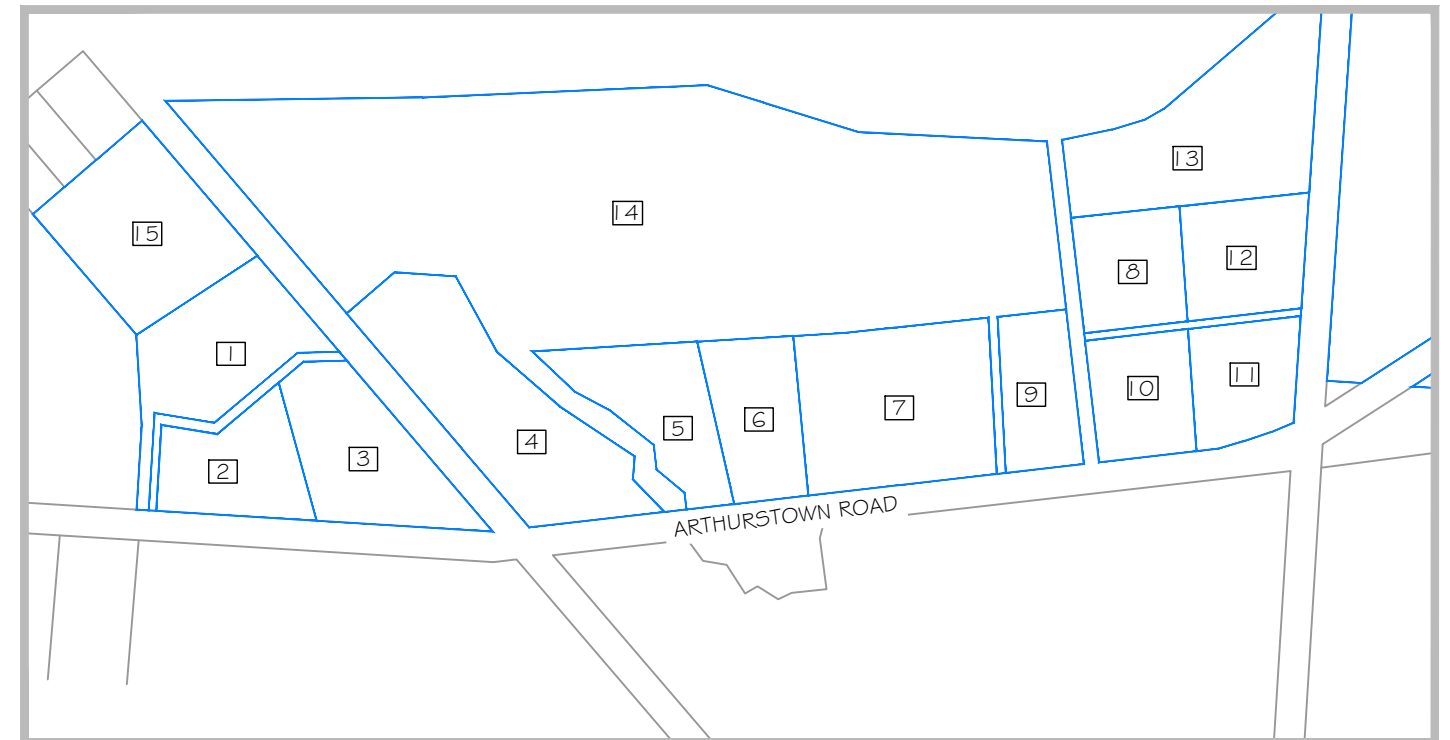
P.O. Box 150
Orewa
Auckland

Telephone (09) 426-5702
Email info@hc.co.nz



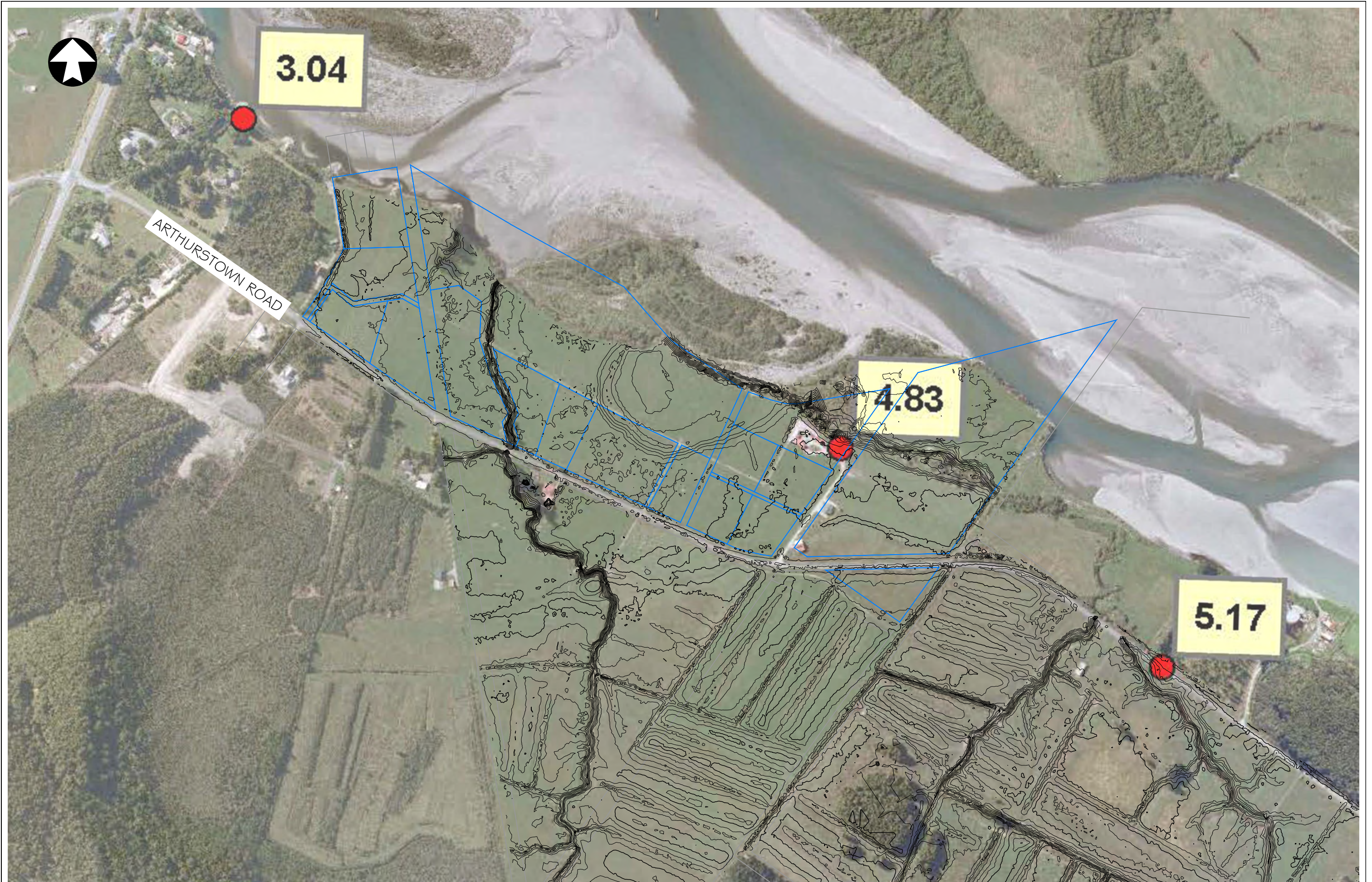
DRAWINGS - GE

- 01 COVER
- 02 HOKITIKA RIVER DEBRIS LEVELS (2018)
- 03 HOKITIKA RIVER PEAK FLOOD DEPTHS - SHEET 1 OF 2
- 04 HOKITIKA RIVER PEAK FLOOD DEPTHS - SHEET 2 OF 2
- 05 117 ARTHURSTOWN BLOCK - HOKITIKA RIVER PEAK FLOOD DEPTHS
- 06 117 ARTHURSTOWN BLOCK - HOKITIKA RIVER PEAK FLOOD LEVELS (100m GRID)
- 07 EXISTING GROUND LEVEL ABOVE RL 4.0m
- 08 EXISTING CONTOUR & BUILDING PLATFORM PLAN - SHEET 1 OF 2
- 09 EXISTING CONTOUR & BUILDING PLATFORM PLAN - SHEET 2 OF 2



FOR RESOURCE CONSENT ONLY
NOT FOR CONSTRUCTION

24312 GE-01
OCTOBER 2022



No.	Revision	Drawn	Chk.	Appd.	Date
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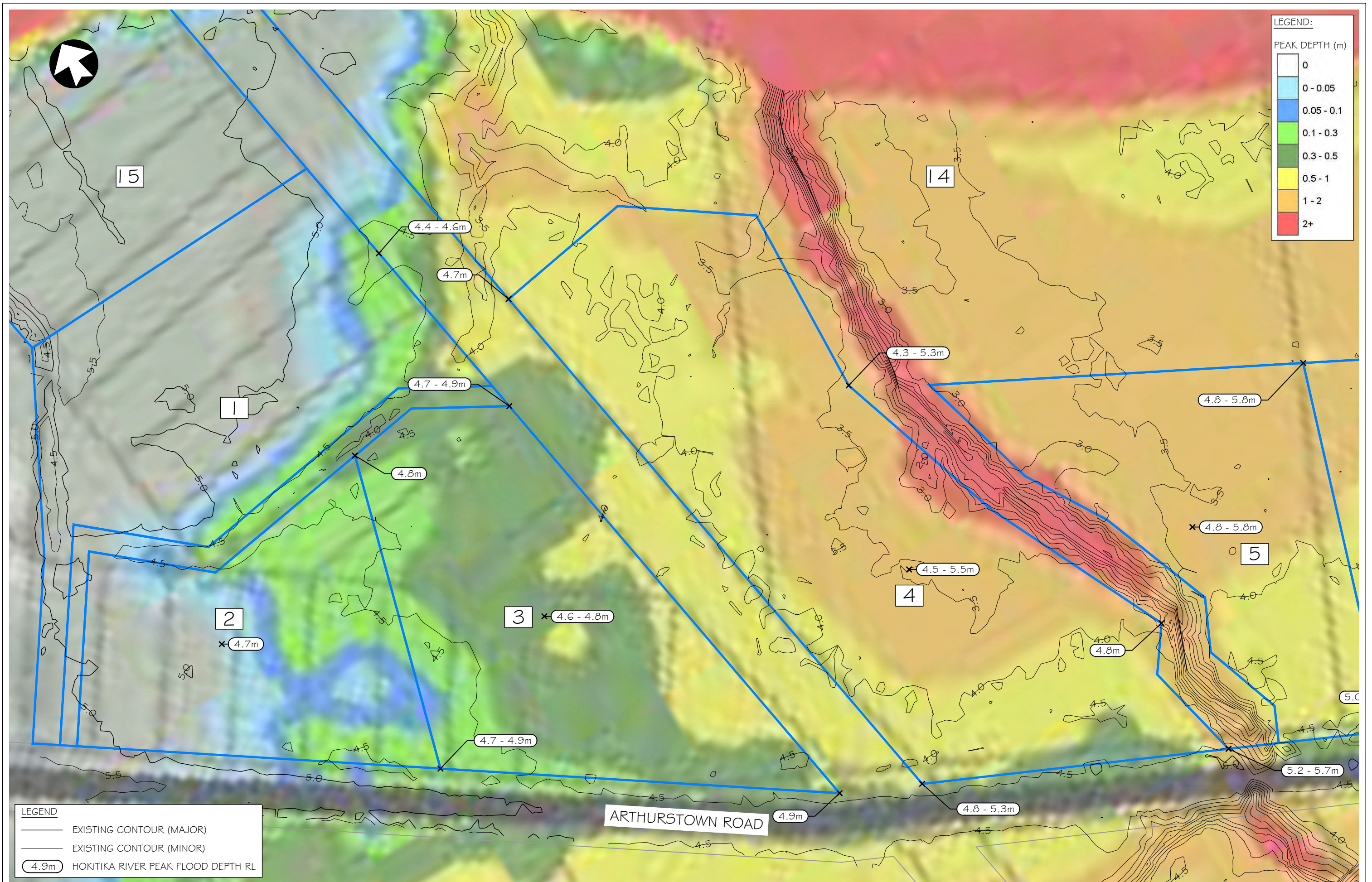
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Scale vert. exag.		

Project	FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA
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Title	HOKITIKA RIVER DEBRIS LEVELS (2018)
Job No.	A3-24312 RC

Sheet No.	GE-02
Rev.	-



No.	Revision	Drawn	Chk.	Appd.	Date
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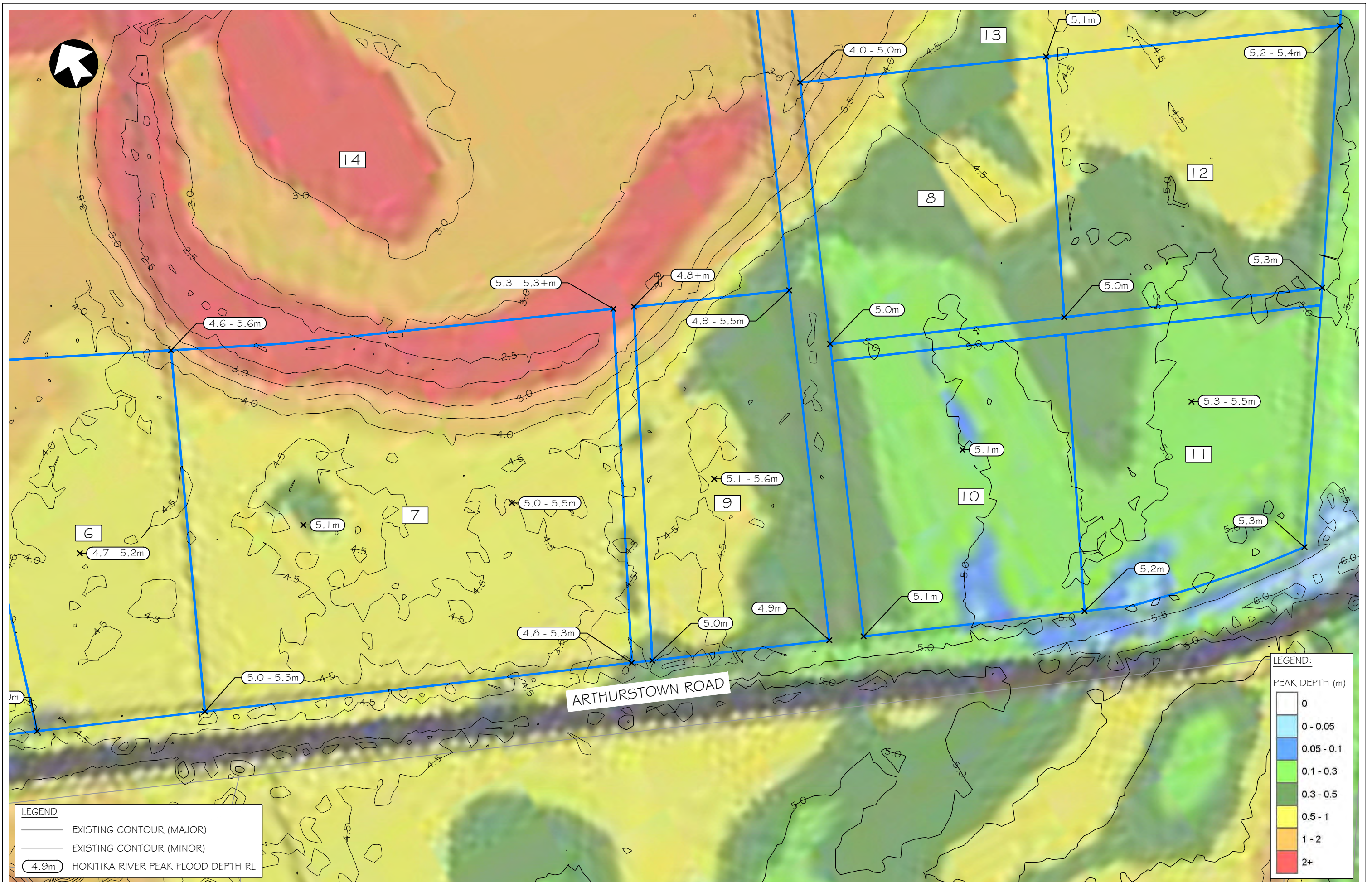
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Scale vert. exag.		

Project	FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA
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Title	HOKITIKA RIVER PEAK FLOOD DEPTHS - SHEET 1 OF 2
Job No.	A3-24312 RC

Sheet No.	GE-03
Rev.	-



No.	Revision	Drawn	Chk.	Appd.	Date
-	-	-	-	-	-

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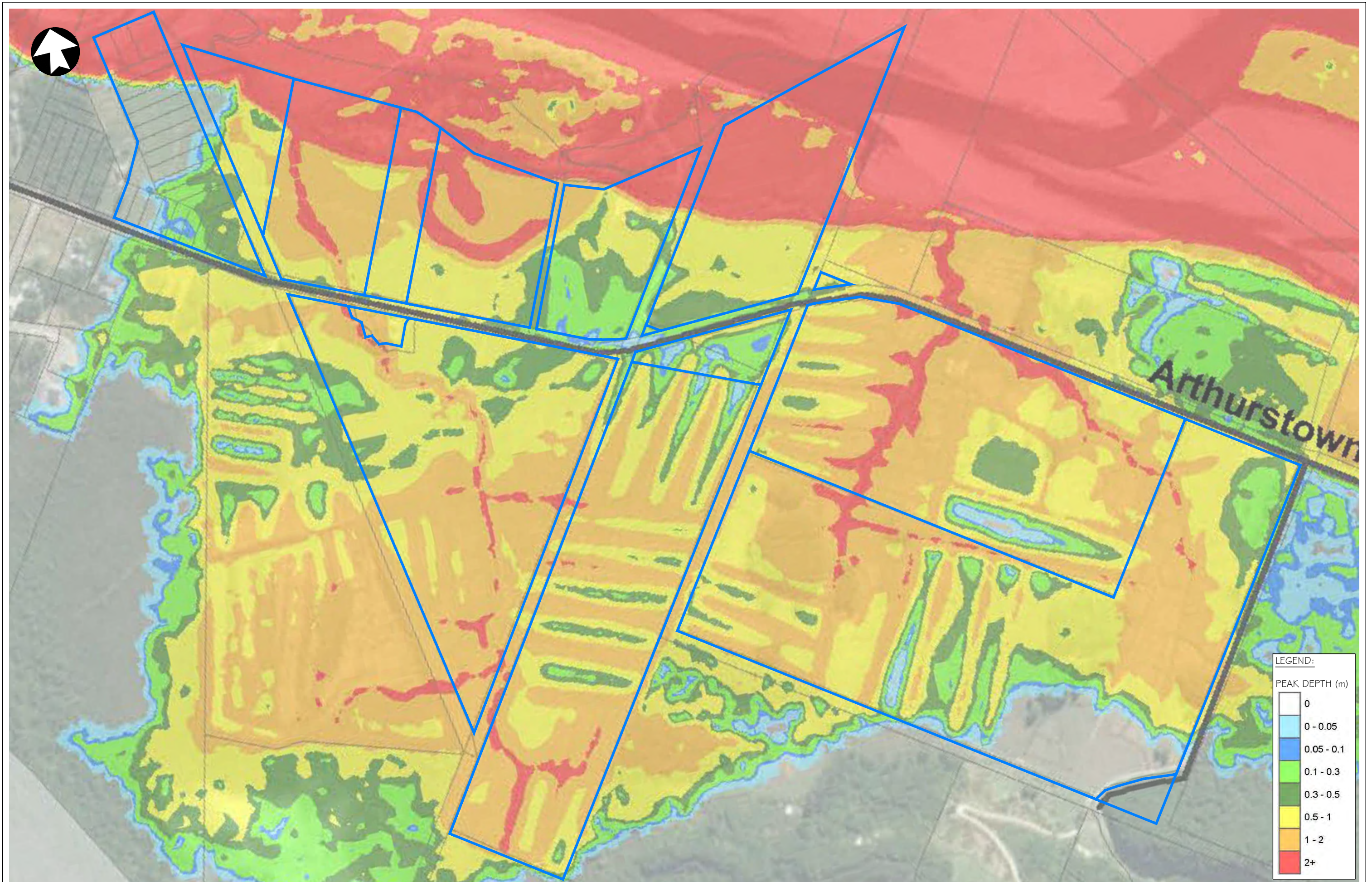
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Checked	P. FARLEY	OCT 2022
Approved	I. HUTCHINSON	OCT 2022
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Scale vert. exag.		

Project	FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA
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Title	HOKITIKA RIVER PEAK FLOOD DEPTHS - SHEET 2 OF 2
Job No.	A3-24312 RC

Sheet No.	GE-04
Rev.	-



LEGEND:

PEAK DEPTH (m)

0
0 - 0.05
0.05 - 0.1
0.1 - 0.3
0.3 - 0.5
0.5 - 1
1 - 2
2+

No.	Revision	Drawn	Chk.	Appd.	Date
-	-	-	-	-	-

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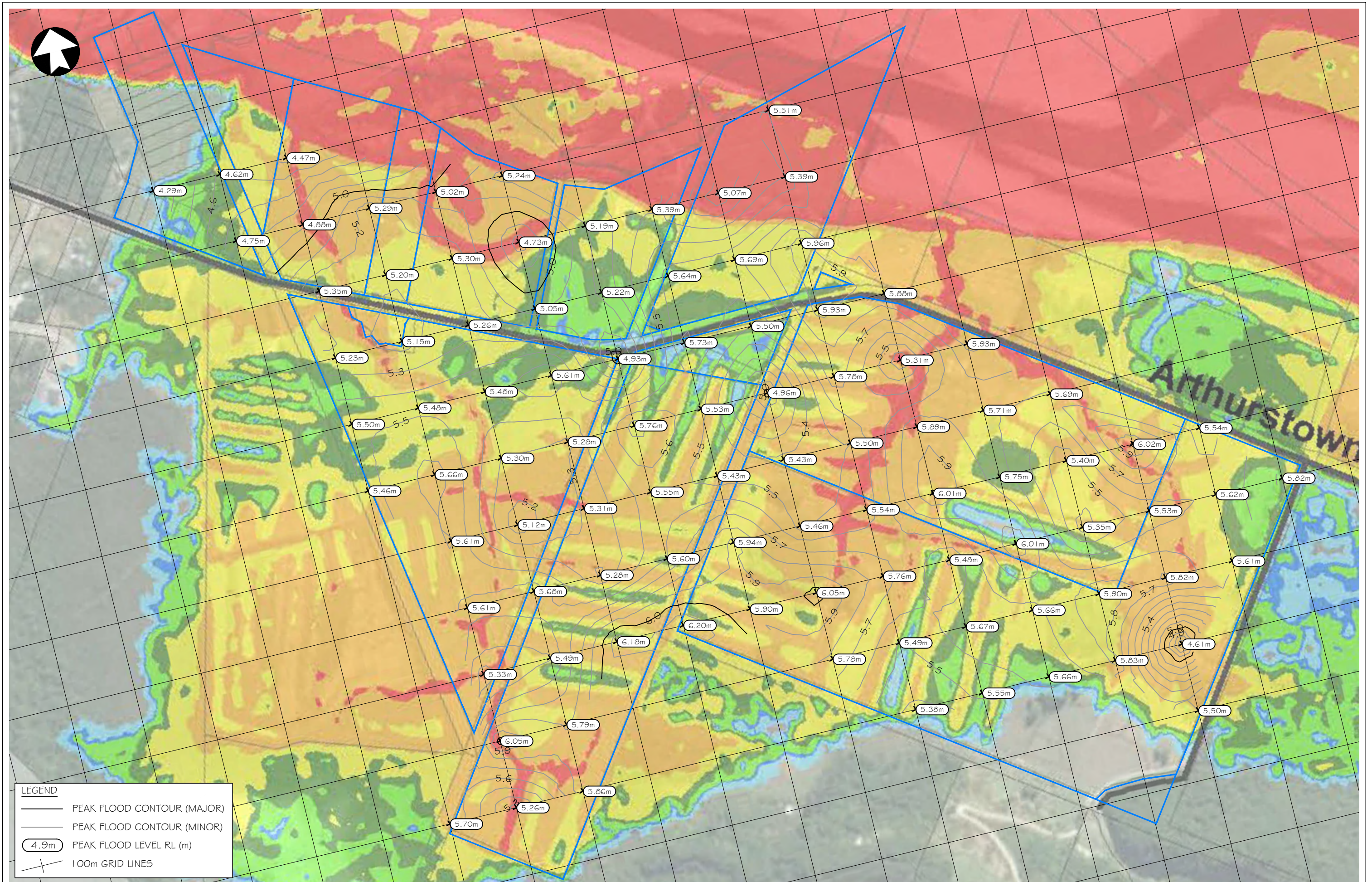
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Drawn	M. SYMONS	OCT 2022
Checked	P. FARLEY	OCT 2022
Approved	I. HUTCHINSON	OCT 2022
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Project
**FOREST HABITATS LTD
PROPOSED SUBDIVISION
117 ARTHURSTOWN ROAD
HOKITIKA**

Title
**117 ARTHURSTOWN BLOCK - HOKITIKA
RIVER PEAK FLOOD DEPTHS**

Job No.
A3-24312 RC

Sheet No. GE-05
Rev. -



No.	Revision	Drawn	Chk.	Appd.	Date
-	-	-	-	-	-

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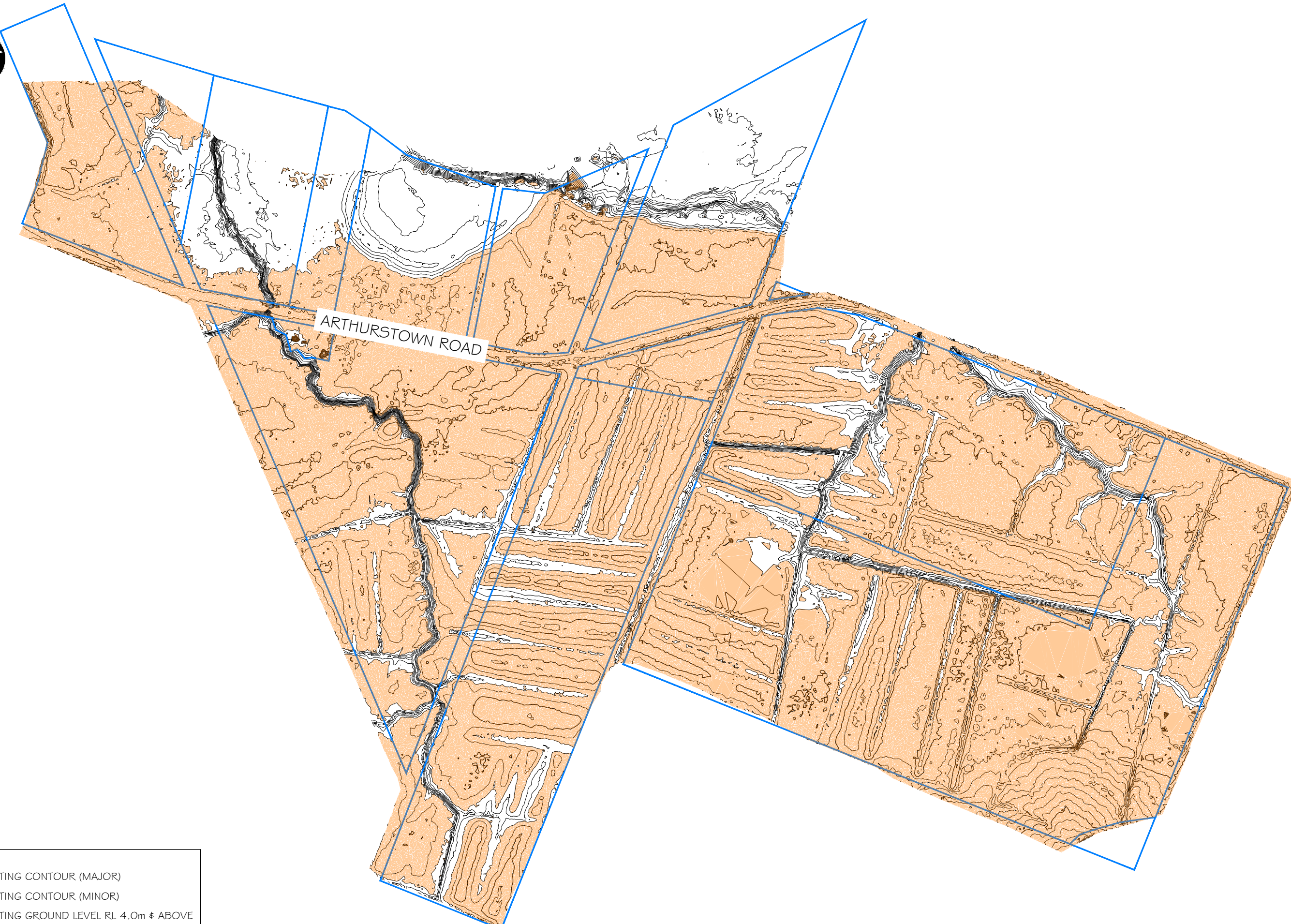
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Drawn	M. SYMONS	OCT 2022
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Approved	I. HUTCHINSON	OCT 2022
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Scale vert. exag.		

Project	FOREST HABITATS LTD 117 ARTHURSTOWN ROAD HOKITIKA
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Title	117 ARTHURSTOWN BLOCK - HOKITIKA RIVER PEAK FLOOD LEVELS (100m GRID)
Job No.	A3-24312 RC

Sheet No.	GE-06
Rev.	-



LEGEND	
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING GROUND LEVEL RL 4.0m & ABOVE

No.	Revision	Drawn	Chk.	Appd.	Date
-	-	-	-	-	-

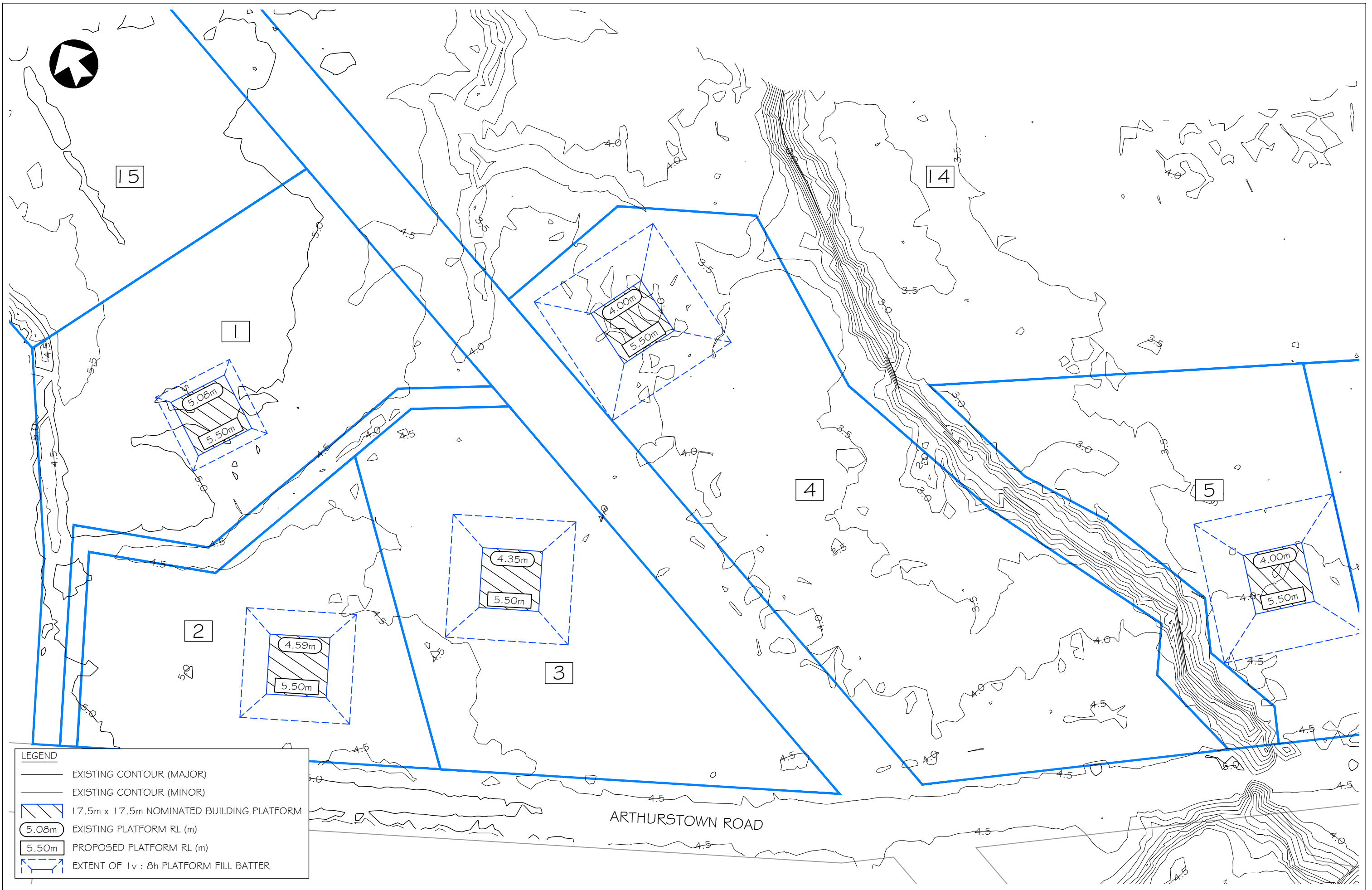

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Scale	1:5000 @ A3	
Scale vert. exag.		

Project	FOREST HABITATS LTD 117 ARTHURSTOWN ROAD HOKITIKA
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Title	EXISTING GROUND LEVEL ABOVE RL 4.0m
Job No.	A3-24312 RC

Sheet No.	GE-07
Rev.	-



No.	Revision	Drawn	Chk.	Appd.	Date

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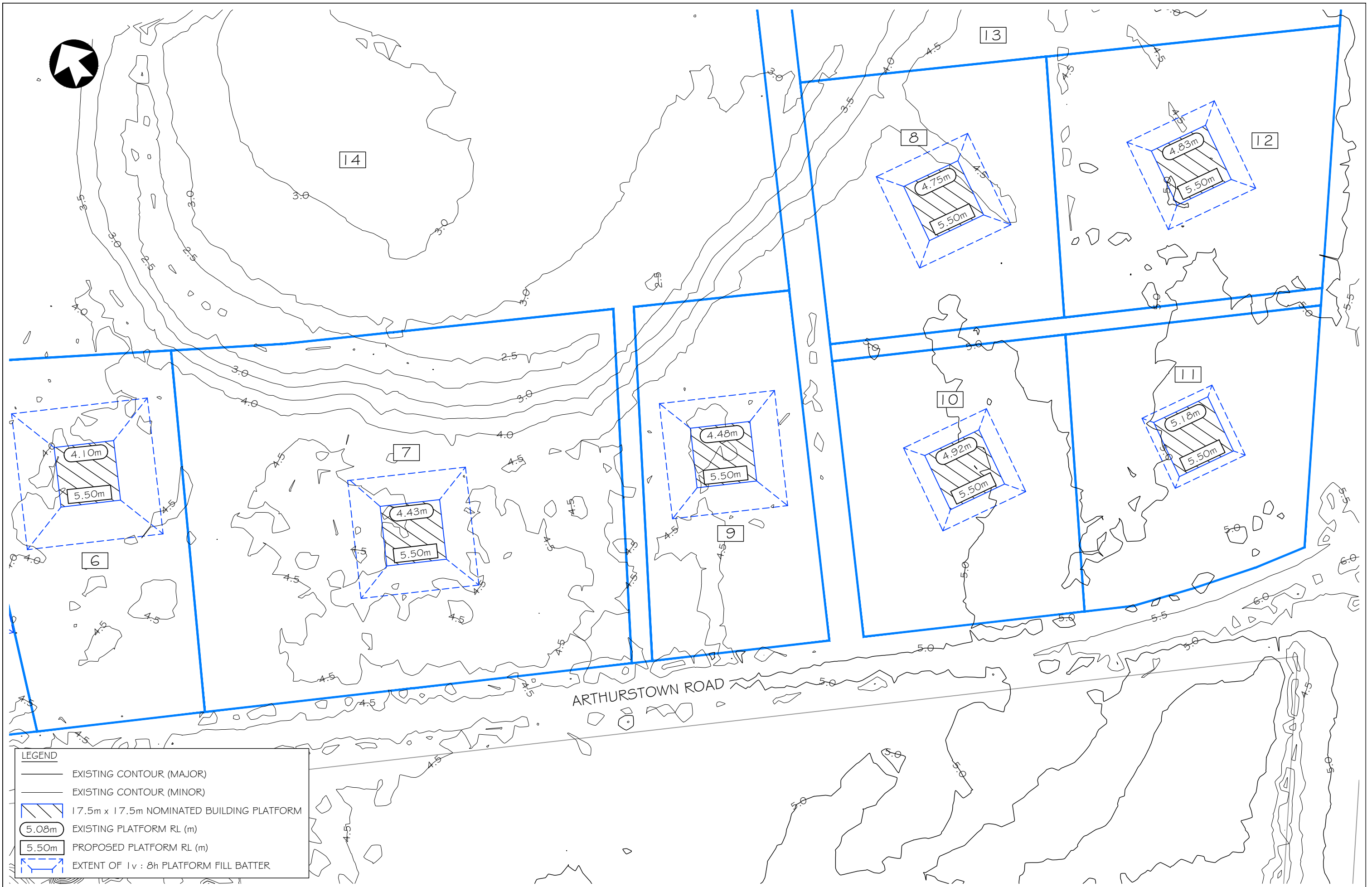
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Approved	I. HUTCHINSON	SEP 2023
Scale	1:1000 @ A3	
Scale vert. exag.		

Project	FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA
---------	---

Title	EXISTING CONTOUR & BUILDING PLATFORM PLAN - SHEET 1 OF 2
Job No.	A3-24312 RC

Sheet No.	GE-08
Rev.	-



LEGEND	
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	17.5m x 17.5m NOMINATED BUILDING PLATFORM
	EXISTING PLATFORM RL (m)
	PROPOSED PLATFORM RL (m)
	EXTENT OF 1v : 8h PLATFORM FILL BATTER

No.	Revision	Drawn	Chk.	Appd.	Date

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Checked	P. FARLEY	SEP 2023
Approved	I. HUTCHINSON	SEP 2023
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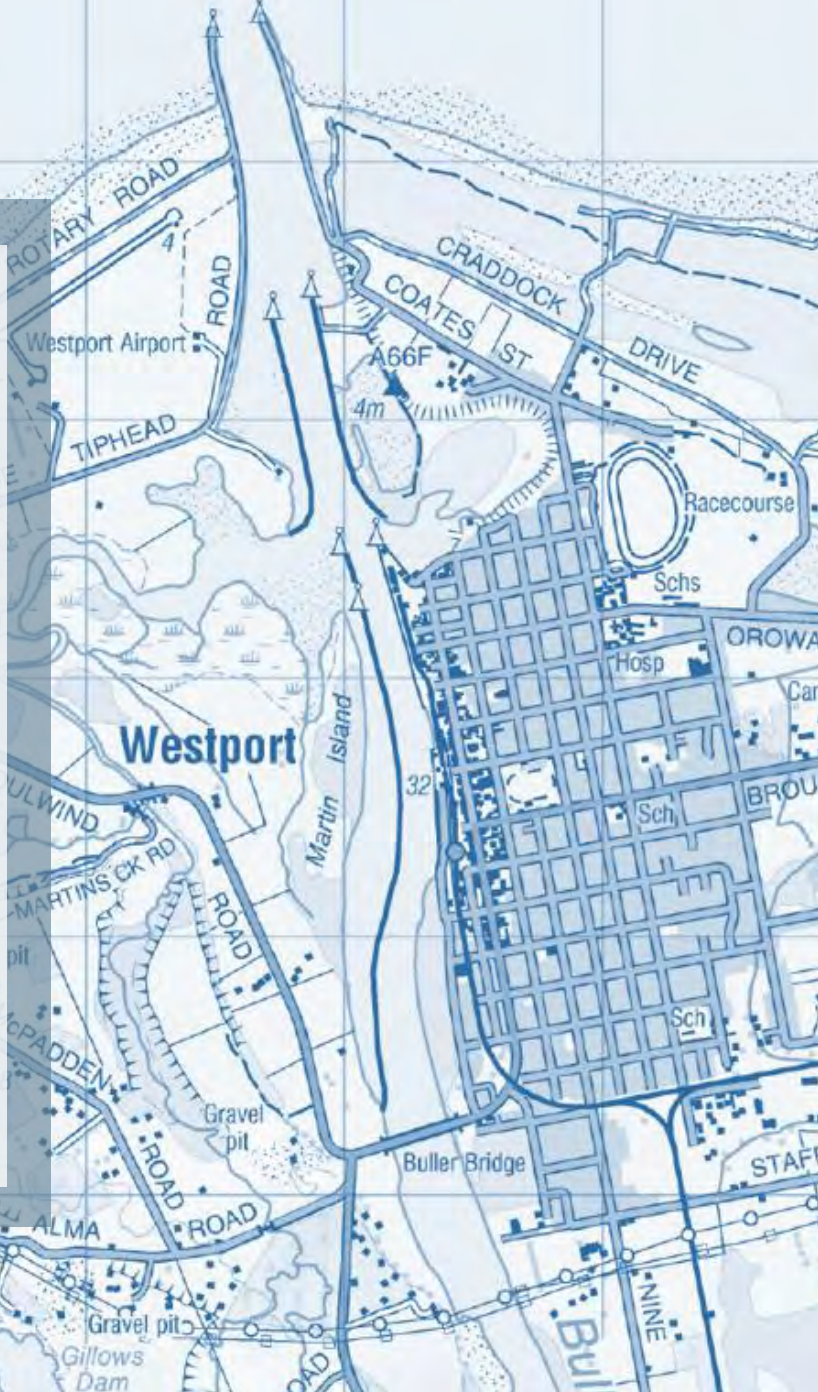
Project	FOREST HABITATS LTD PROPOSED SUBDIVISION 117 ARTHURSTOWN ROAD HOKITIKA
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Title	EXISTING CONTOUR & BUILDING PLATFORM PLAN - SHEET 2 OF 2
Job No.	A3-24312 RC

Sheet No.	GE-09
Rev.	-

Natural Hazards Report

Prepared for Forest Habitats
117 Arhurstown Road, Hokitika
Job number: 3851/2



Chris J Coll Surveying Limited
Authorised by: Stuart Challenger



CHRIS J COLL
SURVEYING
LTD

SURVEYORS | PLANNERS | ENGINEERS

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1. Introduction

1.1. Scope of Work

Chris J Coll Surveying Ltd has been engaged by Forest Habitats to update the Eliot Sinclair & Partners Limited Subdivision Suitability Report (Eliot Sinclair reference 510714) with regard to a change to the Scheme Plan that was brought about by a Landscape Plan and additional Civil Engineering investigation, and to respond to questions raised by the Council planners. Chris J Coll Surveying Ltd are undertaking this work as Stuart Challenger, who approved the Eliot Sinclair Report, now works for Chris J Coll Surveying Ltd

2. Site Description

2.1. Legal Description

The legal description of the site is Lots 8 – 29 DP 142, RS 1602, 1603, 1421, 1588 and Pt RS 1589. The properties to be subdivided are held in four separate titles with a title area of approximately 19.55 ha. Arthurstown Road is accessed off State Highway 6 to the west of the site, which it intersects approximately 300m south of the Hokitika bridge. Figure 1 below illustrates an overview of the site location.



Figure 1. Site Location with current sections boundaries highlighted in white.

2.2. Proposed subdivision

We understand it is proposed to subdivide the site into seventeen lots including two multi lane accessways. Of the seventeen Lots, twelve will be new buildable lots varying in size from 5,000 m² to 14,000 m² from the underlying parcels of land. The proposed lots are to be serviced from Arthurstown Road, East Road and two unformed legal roads.

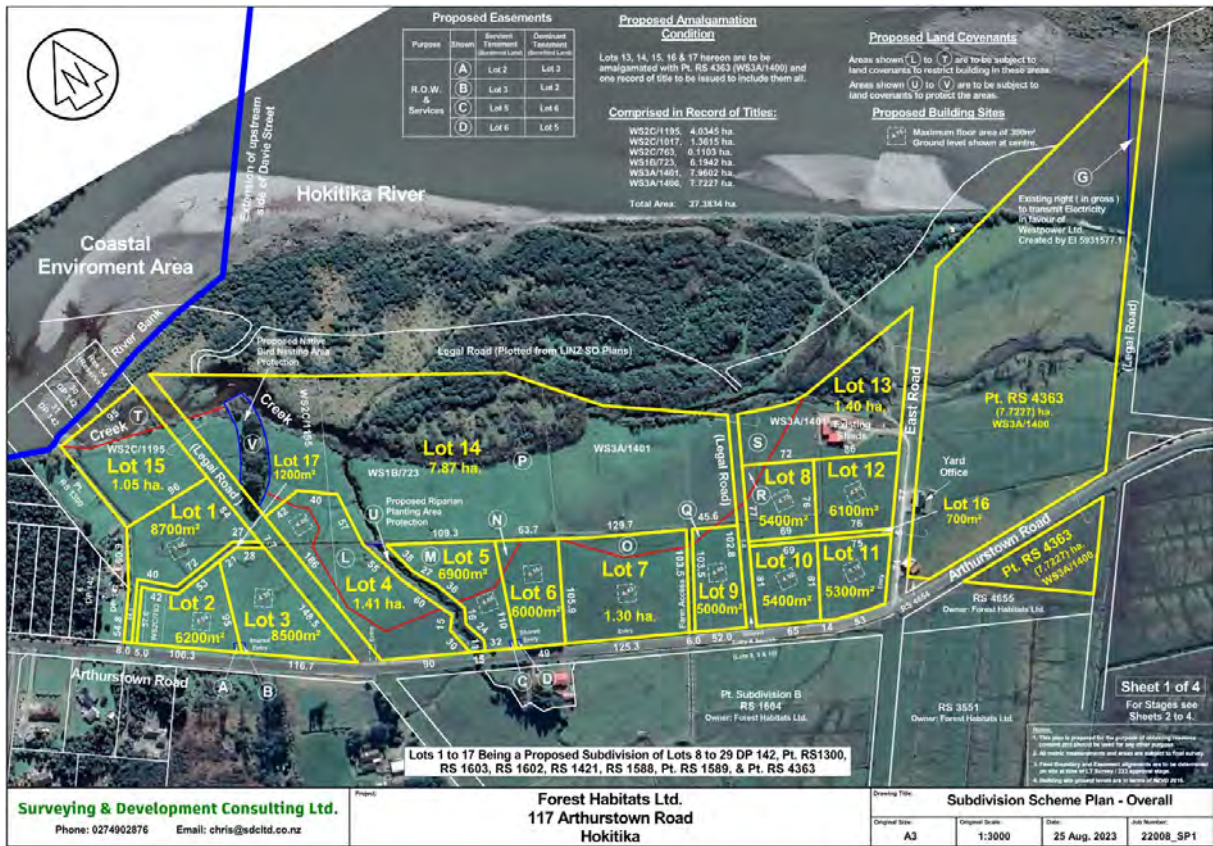


Figure 2. Proposed scheme plan of subdivision

2.3. Site Geology and Topography

Geological mapping¹ of the area notes that the site is underlain Holocene Era river deposits (Q1a) comprising of gravel, sand, and silt. The GNS Active Faults Database² indicates the closest active fault is the Alpine Fault approximately 23km south-east of the site. The site is not in any known fault hazard avoidance areas.

The site is about 1.5km east of the coastline and is on the south side of the Hokitika River, separated by a strip of unformed legal road. The site is elevated at the eastern and western ends and adjacent to Arthurstown Road, there is an area of lower elevation located in the central, northern area of the property, with site levels between around RL 3.0m and RL 5.0m (NZVD 2016). The closest waterways are Charcoal Creek which runs through the site and the Hokitika River which is located just to the north of the property.

3. Site Investigation

Eliot Sinclair undertook a site investigation on 7th September 2022 to determine the soil profile and bearing capacity. The investigation included eight test pits, in a grid like pattern across all proposed lots, and 12 dynamic cone penetrometer tests. The results from those tests are included in Appendix A. Testing was only undertaken in the lots that are being considered for future dwellings.

¹ Nathan, S., Rattenbury, M.S., Suggate, R.P. (compilers) 2022. Geology of the Greymouth area. Institute of Geological and Nuclear Sciences 1: 2500 000 geological map 12. 1 sheet +58p. Lower Hutt, New Zealand. Institute of Geological and Nuclear Sciences Limited.
² Data.gms.cri.nz/af/

A visual-tactile field classification of the soils encountered during the shallow investigation was carried out in general accordance with 'Guidelines for the Field Classification and Description of Soil and Rock for Engineering Purposes' (NZGS, 2005) and DCP testing was carried out in accordance with NZS 4402:1988, Test 6.5.2, 'Dynamic Cone Penetrometer'.

3.1. Test Pit Excavations

The general profile encountered by the test pits was typical of alluvial deposits and comprised a surficial layer of silty topsoil with rootlets approximately 0.2m thick, overlying silts and sands with some organics to a maximum depth of 4.3m below ground level (bgl).

3.2. Groundwater

Static ground water was encountered at test locations 3, 4 and 6 at depths of between 3.1m and 3.3m below the existing ground surface.

3.3. Dynamic Cone Penetrometer (DCP) Testing

Below the topsoil, DCP resistances generally revealed at least 2 blows per 100mm penetration within the underlying in-situ layers of silt and sandy silt to a depth of around 0.8m bgl. Below 0.8m the blow counts at the test locations increased with increasing depth.

3.4. Interpretation of site tests

Whilst the scale penetrometer tests showed that bearing to meet the requirements of good ground was encountered in most of the test pits between about 0.7 and 1.0m below the surface, test pit 1 encountered organics until a depth of 2.5m and test pit 3 encountered a log at 2.7m below the surface, in addition saturated sands were encountered, so the site does not comply with the definition of good ground in the New Zealand Building Code. Specific foundation design is therefore considered necessary. Options are discussed in the Section 5 Foundation Recommendations.



Figure 3. Locations of Eliot Sinclair Site Testing

4. Suitability for Subdivision

Council can refuse subdivision consent if there is a significant risk from natural hazards. To determine whether there is a significant risk from natural hazards, decision-makers are guided by the requirements of RMA Section 106(1A). This requires a combined assessment of:

- The likelihood of natural hazards occurring (whether individual or in combination).
- The material damage that would result from natural hazards to land where the consent is sought, neighbouring land, or structures.
- Any likely subsequent use of the land where the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in the previous point.

Decision-makers are required to consider the magnitude of risk of natural hazards, including natural hazards that have a high impact but low probability of occurrence. This aligns the assessment with the definition of 'effect' Section 3 of the RMA.

The RMA defines natural hazards as: Any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Hazard identification is a key component of any site-specific risk assessment. The risk assessment for relevant natural hazards at the site is presented below, which considers the likelihood and consequences of the hazard at the site in the context of the proposed activity (residential subdivision) as compared against the current site context.

We have considered the risk of falling debris, wind, drought, fire, geothermal activity, sedimentation, climate change, sea level rise, and volcanic activity and conclude these are very unlikely to pose an unacceptable risk to life at this site. In relation to other potential natural hazards, we comment as follows.

4.1. Earthquake Shaking

New Zealand is a seismically active country. New buildings and infrastructure will be designed, consented, and built to acceptable industry standards and New Zealand Building Code requirements and as such will be designed for any likely shaking as detailed in the current design codes, which will address the risk. As the site is underlain by recent Holocene sediments, which are saturated we consider that the site soil class, in terms of calculating bracing demand, is a soil class D – deep soils.

4.2. Earthquake Fault Rupture

There are no recorded active fault traces across the site. The site is not located within a fault hazard area or fault avoidance zone. The closest active fault is the Alpine Faultline, which lies approximately 23km south-east of the site. Based on available data the site is outside the minimum 20m fault avoidance zone recommended by the Ministry for the Environment³.

4.3. Erosion

An investigation of aerial photography dating back to 1943 shows that the low area within the site was riverbed in 1943. Aggradation occurred to the extent that the area of riverbed was almost completely reclaimed as pasture by 1951. Some erosion occurred between 1970 and 1984 in the western area, at and around the mouth of Charcoal Creek. This area has subsequently aggraded with the most recent

³ Planning for Development of Land on or Close to Active Faults: A Guideline to Assist Resource Management Planners in New Zealand (Publish July 2013)

aerial photography showing vegetation well beyond the river boundary location shown on survey plans dating back as far as 1874.

We consider that the current land between the proposed building locations on the higher elevated areas will not be subject to erosion and that erosion will not materially affect buildings on the new allotments assuming modern design methods and our construction recommendations are followed.

4.4. Liquefaction

The site is classified in the West Coast Regional Liquefaction Assessment⁴ as being in an area where liquefaction damage is possible. From the Eliot Sinclair investigation, which showed underlying saturated sands, over saturated gravels, we agree with this assessment and consider that liquefaction might affect any dwelling on this site.

When considering the likely effect of liquefaction on this site, as it takes significant seismic shaking for gravels to liquefy, because the pore spaces are larger, making it significantly harder to develop pore pressures sufficient to cause liquefaction, we consider that the likely impacts of liquefaction on this site will be low. However, without further deep testing, it is recommended that the site be treated as a TC2 equivalent site, and measures developed following the Canterbury series of earthquakes should be implemented to mitigate the risk of liquefaction affecting any future dwellings.

4.5. Subsidence

Whilst there is the possibility of subsidence due to the saturated sands and buried organic matter, provided the measures proposed to address liquefaction are implemented, they will also reduce the likelihood of subsidence affecting any future dwelling to less than minor.

4.6. Flooding

Flood modelling has been undertaken by Land River Sea, which shows that the site is likely to be affected by flooding, particularly when the effects of climate change are considered. Hutchinson Consulting Engineers have reviewed the modelling information and contour survey of the site and have designated flood free building platforms that will ensure any future dwellings will not be affected by flood waters in events up to the 100 year flood, climate change scenario RCP6 (2100), 1m sea level rise and 0.4m storm surge. The methodology is described in their report "Forest Habitats Ltd, September 2023", Ref L24312c Rev B, with the platforms identified on their *Existing Contour & Building Platform Plan*, Job No. A3-24312 RC, Sheet No. GE-08 and GE-09. The formation of these flood free areas requires that a building platform is prepared with a minimum level of RL5.5m (NZVD2016), this is between 0.32m and 1.5m above the existing ground level, with the finished floor heights 0.5m higher at RL6.0m (NZVD2016). We consider that this will mitigate the risk of flooding to an acceptable level.

4.7. Tsunami

Part of the site is shown on the National Emergency Management Agency (NEMA) Tsunami Evacuation Zones website⁵ as being in an evacuation zone for a > 5m Tsunami. However, the proposed building platforms are located outside the hazard zone, so are not considered to be at risk.

⁴ Beca Limited. West Coast Regional Liquefaction Assessment, 1 November 2021

⁵ <https://www.arcgis.com/apps/MapSeries/index.html?appid=56e898a420fd4285ae288881b3a393eb>

5. Foundation Requirements

As noted in the previous sections, the land does not comply with the definition of good ground and may be subject to liquefaction. This does not preclude building on the site but does require that specific foundation design is undertaken. Measures developed following the Canterbury series of earthquakes will address both the liquefaction and good ground issues. Options are detailed in the following sections.

5.1. Driven Timber Pile Foundation

Whilst the scala penetrometer testing indicated that suitable bearing for a piled foundation would be encountered in the upper 1.5m, this is above the liquefaction zone, so if liquefaction were to occur, any building on piles would be affected. While any such building can be relevelled reasonably simply, by jacking and packing between the bearers and piles to bring the building back to level, it is considered more prudent to found the piles below the saturated sands in the underlying gravel layer, which is less likely to be affected by liquefaction. This would require that piles were driven around 3.2m to 4.3m below the surface. As the buildings floor levels will be of the order of 0.8m and 2.0m above the ground, piles longer than 6m in length may be necessary.

5.2. Gravel raft with TC2 slab foundation

To reduce the risk of liquefaction-induced settlement occurring to shallow foundations and to address the weak soils in the upper layers, an alternative recommendation to piles is the use of shallow ground improvement to remediate the upper 1.2m shallow soil profile, in conjunction with a more resilient foundation. This can be achieved by excavation and construction of a geogrid reinforced compacted gravel raft.

A suitably qualified geotechnical engineer should inspect the exposed excavated subgrade to confirm the soil profile and bearing resistances before any remediation is started. The exposed subgrade should not contain any obvious organic matter, topsoil, buried logs, or any other very soft or unsuitable materials. A layer of geogrid (Triax TX160 or equivalent) should be placed across the base of the excavation and up the sides. It is important that the grid is sufficiently tensioned to remove any wrinkles, bulges, folds etc. prior to placing the gravel fill on top of the geogrid.

Sandy gravel fill shall be placed and compacted in ~200mm thick layers, in accordance with the requirements of NZS4431:2022. A second layer of geogrid shall be placed 400mm above the first layer. Gravel fill shall continue to be placed and compacted in layers up to the desired finished surface. The gravel fill shall be compacted so that the average dry density achieved is greater than 95% of the maximum dry density (MDD) of the sandy gravel, with no readings less than 92% MDD, before the next layer of fill is placed. If compaction is an issue at the base of the excavation, then a layer of no fines fill (ballast) can be placed across the base of the excavation to provide a suitable base to lay the first layer of Geogrid and the backfill.

The landscaping design for the site will need to consider the elevated building platforms in order to achieve suitable driveway and footpath gradients.

The building foundation shall either be a TC2 waffle slab foundation, or an NZS3604: 2011 suspended timber floor on concrete encased piles, embedded into the gravel raft.

5.3. Impact of Elevated Building Platforms

As some of the proposed finished floor levels are required to be up to 2.0m above the existing surface, it may not be practicable to use piles, because of access and egress issues with steps up from the car parking area, and therefore a raised platform will be required.

Hutchinson Consulting Engineers Limited have assessed the formation of building platforms and calculate that a total volume of 8074m³ will extend into the flood storage area. From the Land River Sea modelling it is assessed that the river would be about 850m wide to flood the lots, the property is about 500m long, so at the proposed subdivision this is a surface area of about 425,000m². A loss of flood storage of 8074m³ will require that the depth of water increases by a proportional amount of storage volume divided by area distributed over = 8074/425000, which is an increase in flood depth of about 19mm (say 20mm or 2cm). So, by building up the land there would be a minor increase in depth of flood water. It is, however, possible to mitigate this effect by sourcing the gravel from shallow cuts on Lot 14, toward the Hokitika River channel. Rather than backfilling the cuts with the soft silts excavated from the building platforms, they would just be contoured and grassed, thereby providing an equivalent volume of flood storage on Lot 14 to that which is lost from forming the building platforms. As the additional flood storage created is at lower level to the proposed building platforms, this would also have the benefit of providing a small reduction in the flood level until the water level reaches the building platform, when there would be negligible effect.

The excavated fill from the building platforms would be disposed of off site in a suitable flood free area. An erosion and sediment control plan will be formulated and implemented for the excavation zones once further investigation into the depth of gravel available on site, and hence the area required, has been undertaken. It is not envisaged that the entire area would be cleared, and all the gravel stockpiled in one go, but rather as properties sell and building platforms are prepared only the necessary area of ground would be cleared and gravel excavated. This would minimise any areas of bare ground and stockpiles of material, so they can be protected from soil erosion and remediated (shaped and sown in grass) as soon as practicable after excavation has been completed.

The use of elevated building platforms can mean that during a flood event access to and from any dwellings might be restricted. The site is on a flood plain, as is the whole of the Hokitika township, which will be subject to a gradual flooding and not flash flooding or a dam breach event, so if flooding were to occur there will be warning to occupants. The Civil defence advice on what to do in a flood is: *Do not try to walk or drive through flood water. Don't go sightseeing through flooded areas.*

If the occupants are away from their property, and it is inundated, then they should not drive through the flood waters to get back to the property. If it is an emergency during a flood event that requires that one of the dwellings occupants is evacuated safely, this can be achieved by trucks, excavators, or boats, depending on the circumstances and depth of flood waters. However, the likelihood of an emergency occurring at the same time as an extreme flood event is considered less than minor.

Any change in land use will have an effect on stormwater runoff characteristics, it is proposed that overflows from roof water tanks and surface runoff from roads go into soak pits. This method will maintain the runoff leaving the site at the same volume as currently occurs, in rain events up to the 1hour duration 10% AEP event, as this is the NZBC required standard. In rain events larger than a 10% AEP event that do not result in riverbank breach, there may be an increase in runoff as a result of the subdivision. In these cases, increases in runoff flows may be detained by vegetation, surface depressions and infiltration. However, in the case of riverbank breaches, run off flows post-development would be the same as those pre-development and would not increase as a result of the subdivision. In these cases, rainfall will enter directly to water (i.e., to the river not onto land) in the same manner as would be the case in the absence of subdivisional development.

There are currently stop banks on the northern side of the Hokitika River that provide protection for up to the 50 year flood event. These are to be upgraded to provide protection for up to the 100-year flood event to the properties north of the stop bank. As part of the design for the upgrade, Matt Gardiner, of Land River Sea, modelled the effect the raising of stop banks on the North side of the

Hokitika River would have on the South Side. This modelling showed that there would be minimal impact on the south side from the increase in height of the north side stop banks.

6. Infrastructure Requirements

6.1. Potable Water

There is no Council reticulated water available to the site. Rainwater tanks will be required for water supply. We recommend a minimum of 45m³ of water storage onsite to allow for residential supply and firefighting purposes. It is also recommended that a leaf diverter and a first flush diverter be installed.

6.2. Wastewater

There is no Council sewer available to the site. Onsite wastewater treatment and disposal will be required. Most of the test pits did not encounter groundwater within 3.5m of the ground surface. Standing water was found in test pits 3, 4 and 6 at between 3.1 and 3.3m bgl. Eliot Sinclair consider that the soil category, in terms of AS/NZS1547: 2012, to be category 4. Category 4 soils have limited permeability and it is recommended that specifically designed secondary wastewater treatment systems be used.

Category 4 soils do not meet the requirements of rule 79 in the West Coast Regional Council's Land and Water Plan for permitted activity and the land application (discharge) of wastewater will therefore require a resource consent from the West Coast Regional Council.

We recommend that the septic tank be located in the gravel pad formed for the building platform, so that it is above any possible flood waters.

6.3. Stormwater

There is no Council stormwater reticulation in the local area, stormwater overflow from the rainwater tank will need to be discharged appropriately without causing erosion or ponding. To minimise any effect from the change in runoff characteristics for the development, roof water overflows should be to a soakage pit designed in accordance with clause E1 of the New Zealand Building Code.

7. Conclusion

Based on our review of the Eliot Sinclair geotechnical investigation, it is considered the site on Arthurstown Road is suitable for subdivision to form 12 new buildable lots as proposed. The site is at risk from flooding and may be subject to subsidence and liquefaction. These hazards can be mitigated with appropriate building locations and foundation treatments. Hutchinson Consulting Engineers Limited have identified suitable building platforms on their *Existing Contour & Building Platform Plan*, Job No. A3-24312 RC, Sheet No. GE-08 and GE-09, with finished floor heights no lower than RL6.0m (NZVD2016).

To mitigate the risk of subsidence and liquefaction, dwellings shall be founded on an engineered gravel raft or on driven timber piles, with a finished floor height no lower than RL6.0m. We consider with these measures implemented the site can be subdivided and that any natural hazard can be mitigated to ensure the safety of both dwellings and people.

Date issued: 28 September 2023

Prepared by:

Stuart Challenger
Civil & Environmental Engineer
BE NatRES, BSc, CMEngNZ, CPEng

Signature:



Date:

28/09/2023

Reviewed by:

Jan Coll
Engineering Associate & Office Manager
MS+SNZ, REA, NZCE(Civil)



28/09/2023

8. Disclaimer

This report has been prepared for Forest Habitats in relation to the proposed subdivision of Lots 8 – 29 DP 142, RS 1602, 1603, 1421, 1588 and Pt RS 1589.

This report provides a hazard assessment of the land under application in accordance with Section 106 of the RMA. The report makes professional recommendations in relation to the subdivision.

This report is valid from the date of signing for a period of two years. Professional comment and recommendations are based on visual inspection of the site undertaken on 1st August 2023 and Eliot Sinclair investigation of 2022.

Professional care was taken during site inspection and investigation of subsurface features and conditions. However, it may be that pertinent subsoil strata and features/conditions are present on the site that were not identified given the limited investigation of the site and the information available at the time the report was prepared. No warranty is included, either explicit or implicit, that actual conditions across the entire site will conform the assessment provided in the report.

Any future changes to the site and its surroundings (such as but not limited to significant seismic events), relevant laws or regulations and guidelines (such as but not limited to the New Zealand Building Code) or detection of subsurface features not formerly identified may necessitate revision of our site suitability recommendations and, should any of these occur, this report can no longer be used for the purpose for which it was prepared. In such instances, we recommend that Chris J Coll Surveying Limited be contacted regarding this report for confirmation that findings and recommendations are still applicable.

This report has been prepared for the exclusive use of the Forest Habitats and the Westland District Council, and it may not be relied on for any other purpose or by any person other than Forest Habitats without our prior written agreement. Neither Chris J Coll Surveying Limited nor any of its employees accept any liability with respect to this report and its use by any persons, company, or organisation other than Forest Habitats. Chris J Coll Surveying Limited does not authorise or contemplate this report being used by any other party for any other purpose.

Appendix A. Eliot Sinclair Site Investigation Records.

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

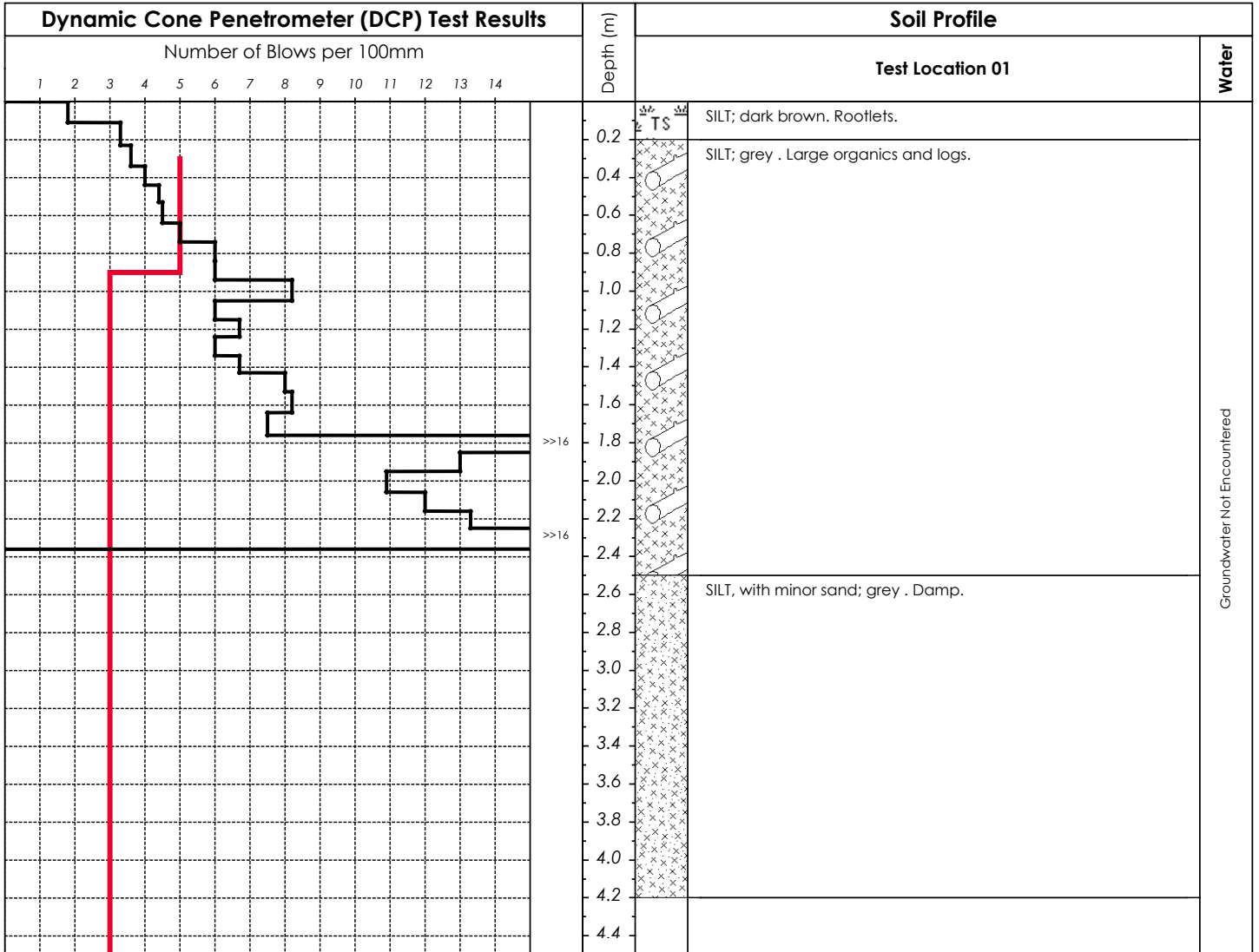
Lot: 23

D.P.: 142

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



01
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:
 Dynamic Cone Penetrometer: Lot 1

Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From: <input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit
Job Manager: SCC	Approved By: SCC	

Site Plan: (Not to Scale)



Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:35 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

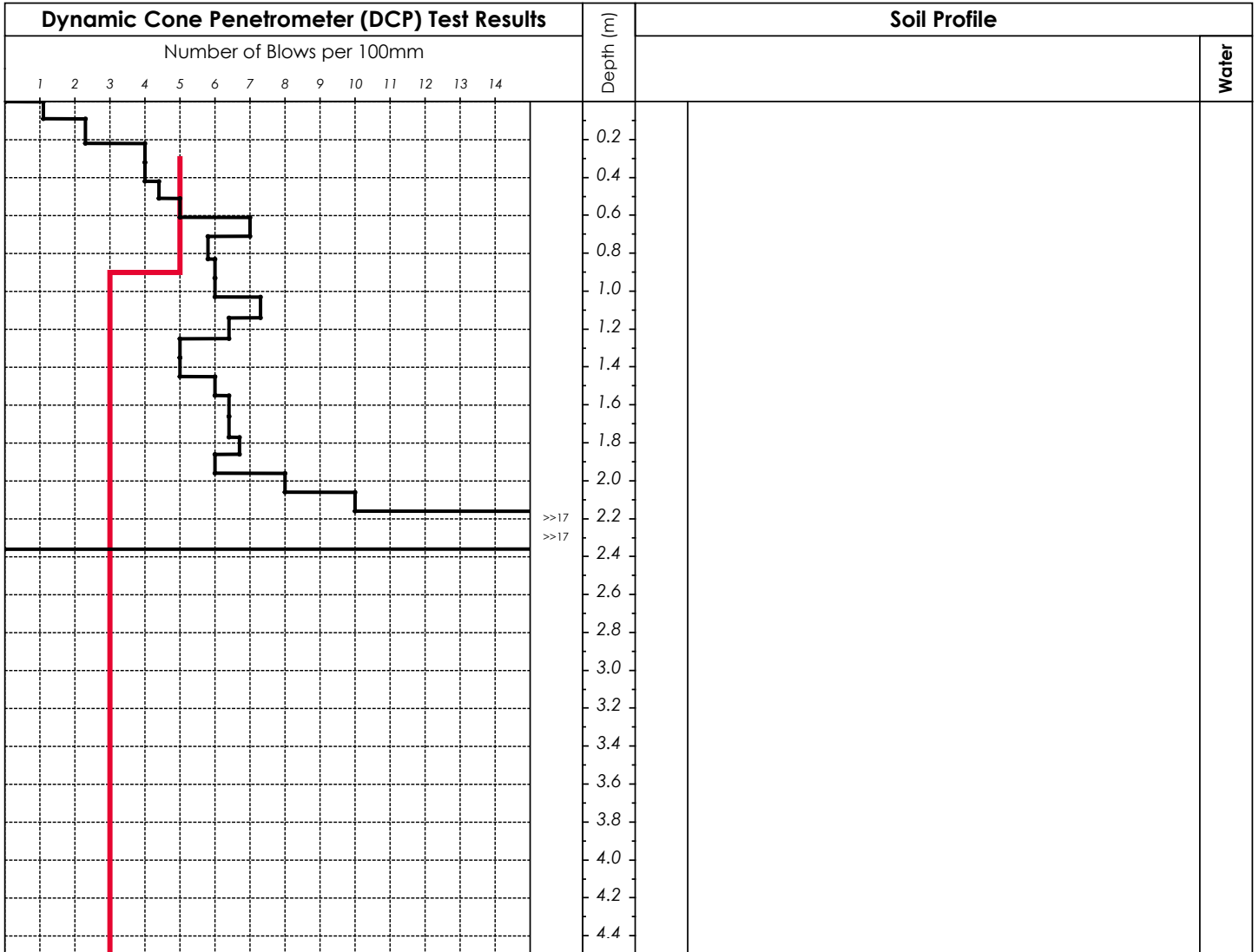
Lot: 10 9

D.P.: 142, 142

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 02
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:

Dynamic Cone Penetrometer: Lot 2

Site Plan: (Not to Scale)



Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From: <input type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit
Job Manager: SCC	Approved By: SCC	

Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

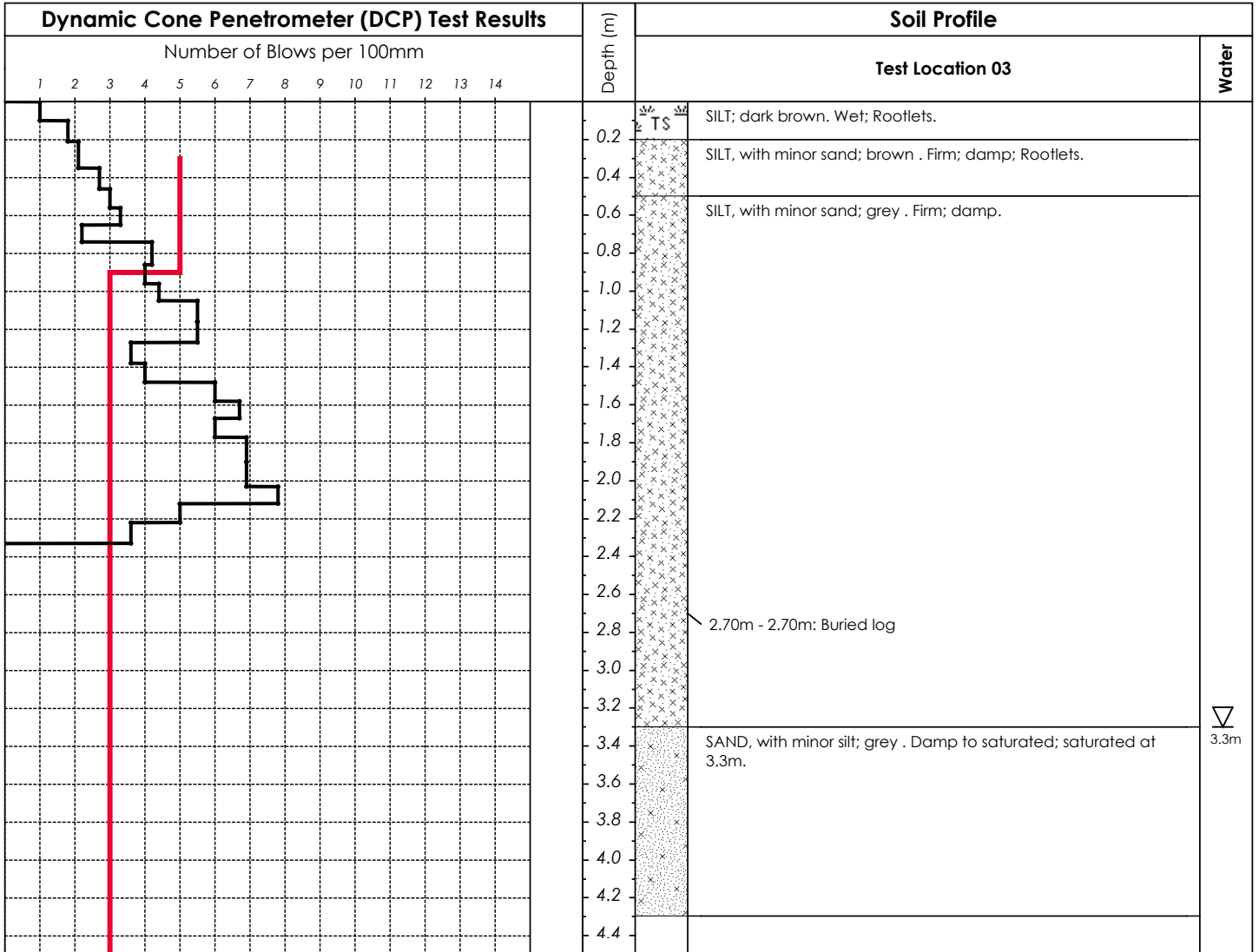
Lot: 13

D.P.: 142

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 03
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:
 Dynamic Cone Penetrometer: Lot 3

Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From: <input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit
Job Manager: SCC	Approved By: SCC	



Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:35 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

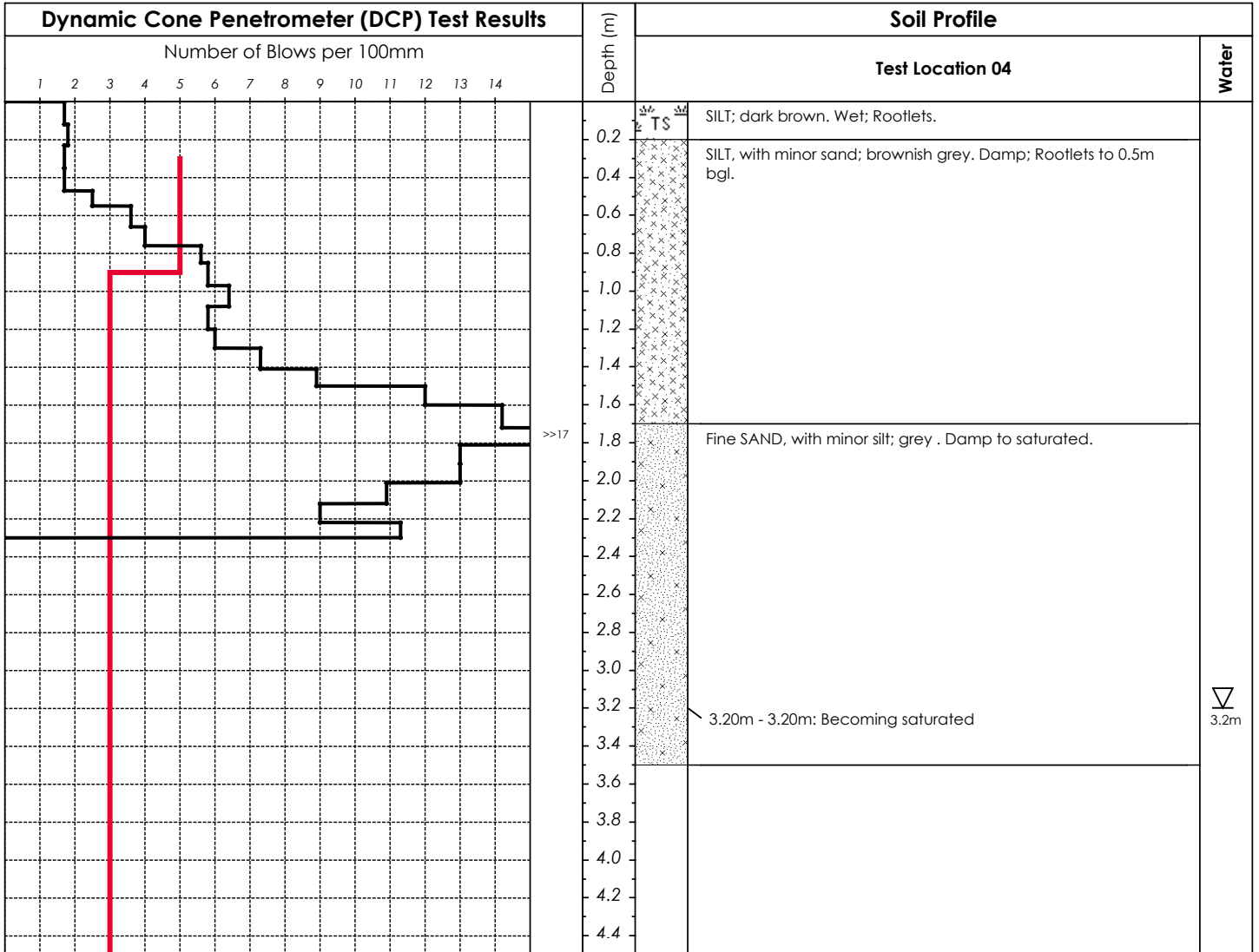
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 04
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:

Dynamic Cone Penetrometer: Lot 4

Site Plan: (Not to Scale)



Field Staff:	Prepared By:	Soil Profile From:	
SJH, JAG	JAG	<input checked="" type="checkbox"/>	Hand Auger
Job Manager:	Approved By:	<input type="checkbox"/>	Spade Hole
SCC	SCC	<input type="checkbox"/>	Test Pit

Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

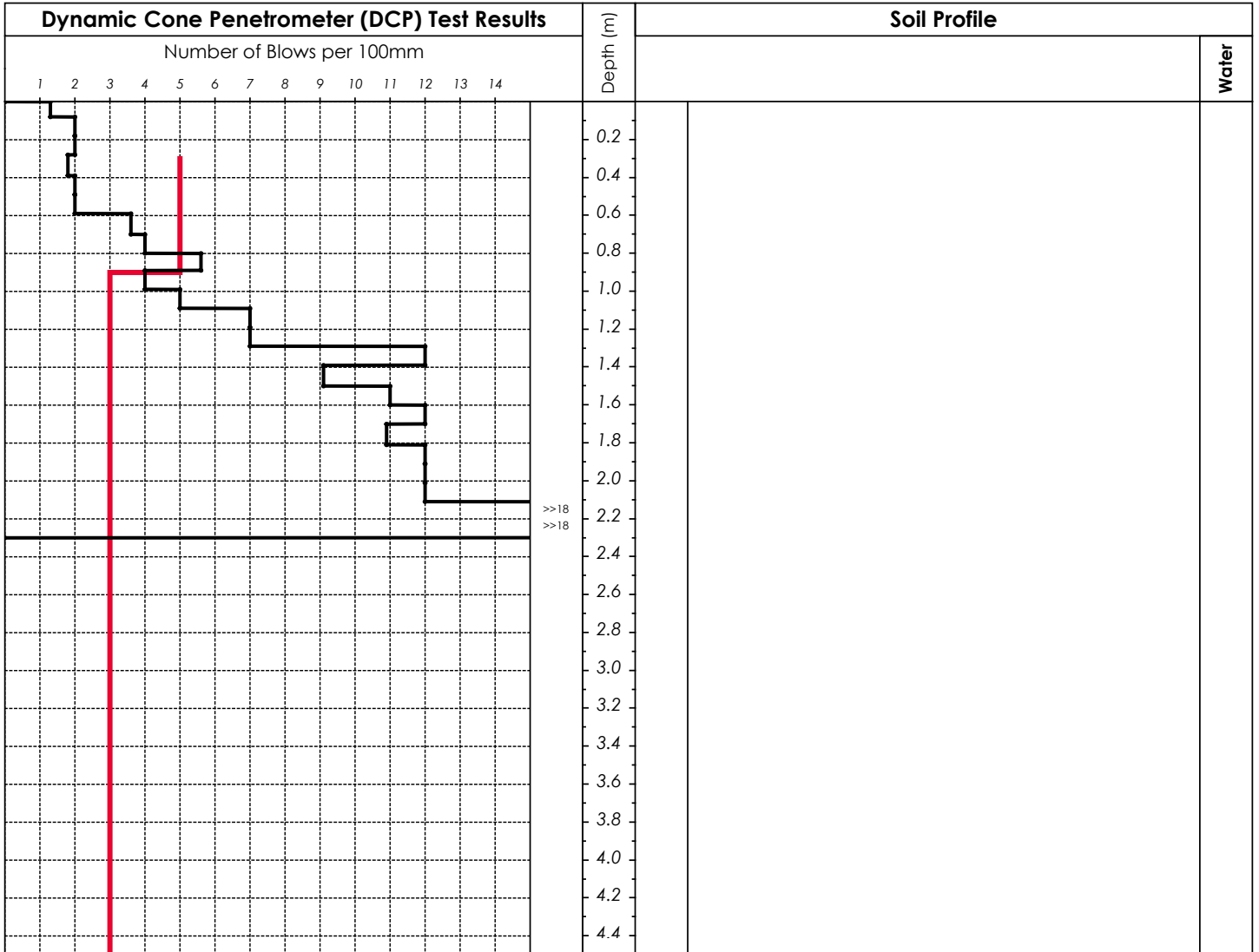
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 05
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:

Dynamic Cone Penetrometer: Lot 5

Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From: <input type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit
Job Manager: SCC	Approved By: SCC	

Site Plan: (Not to Scale)



Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

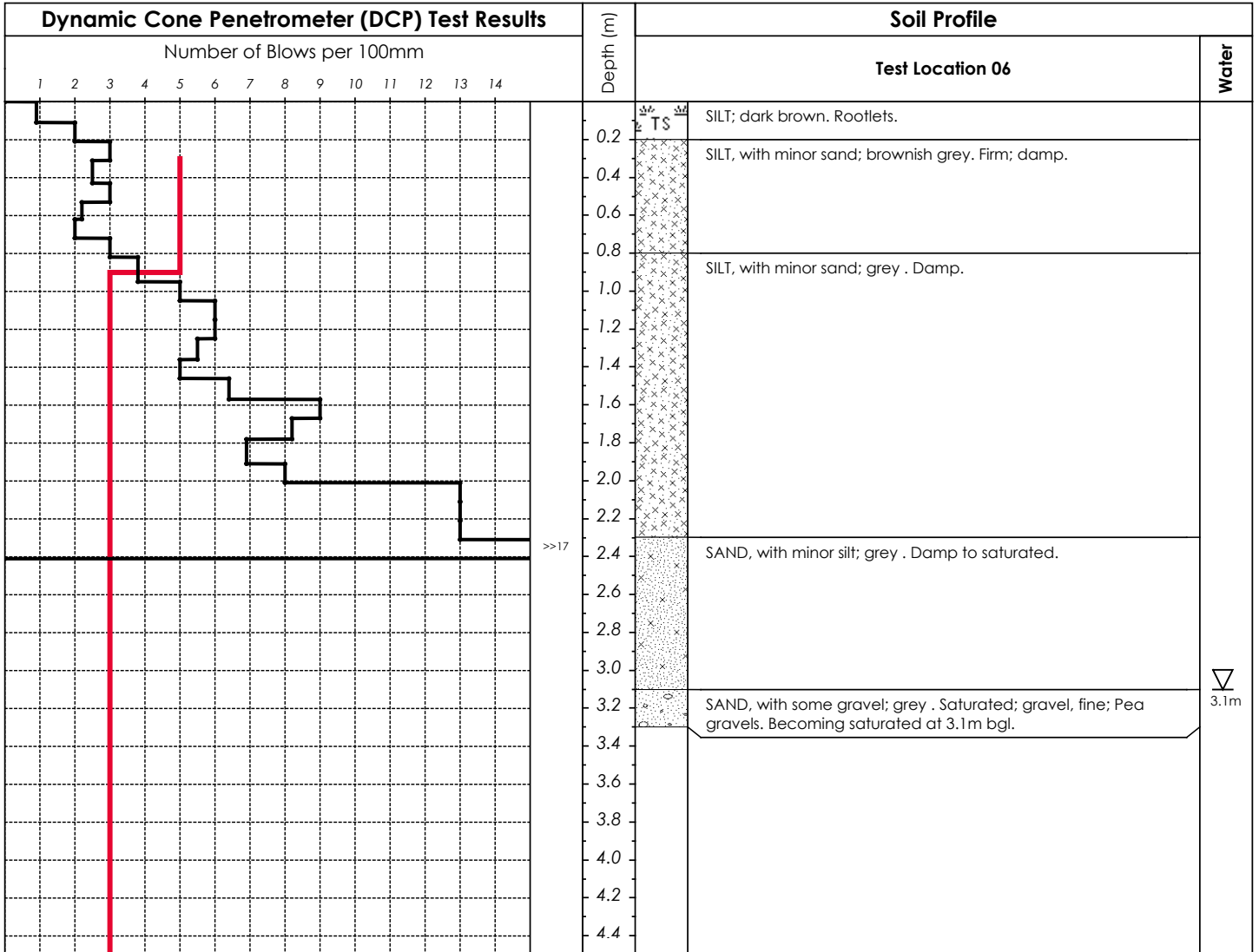
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714

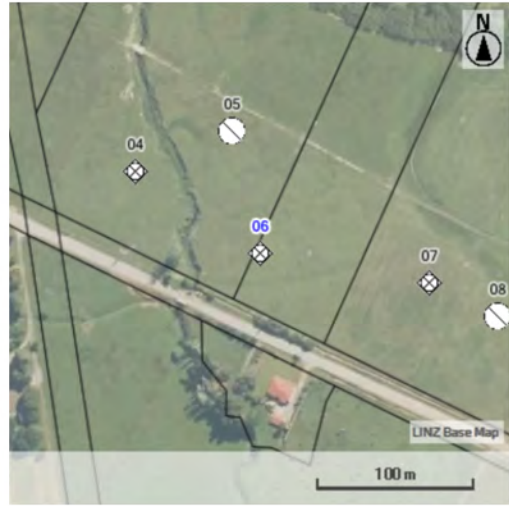


— 06
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:

Dynamic Cone Penetrometer: Lot 6

Site Plan: (Not to Scale)



Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From:
Job Manager: SCC	Approved By: SCC	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit

Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

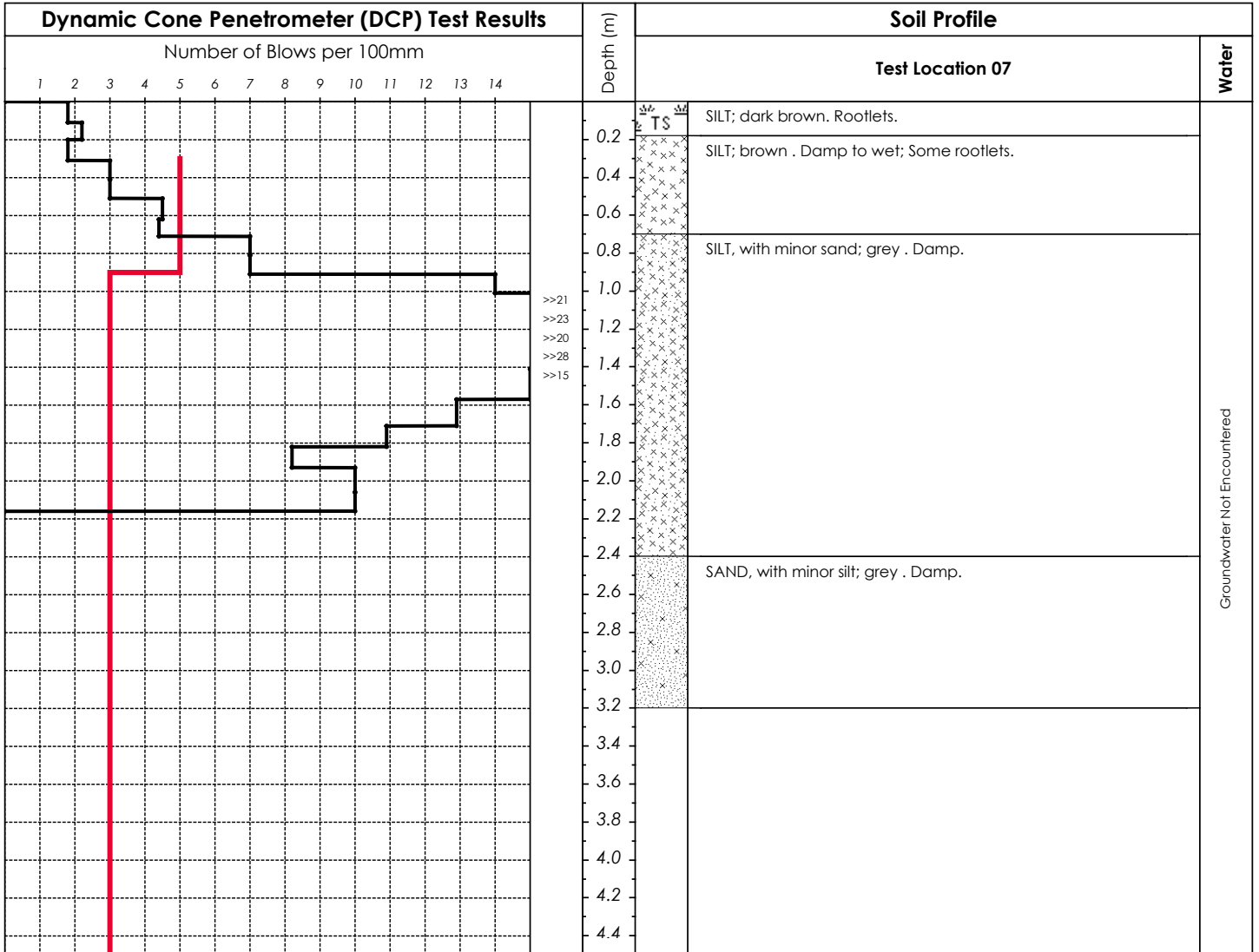
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 07
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:

Dynamic Cone Penetrometer: Lot 7

Site Plan: (Not to Scale)



Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From:
Job Manager: SCC	Approved By: SCC	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit

Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

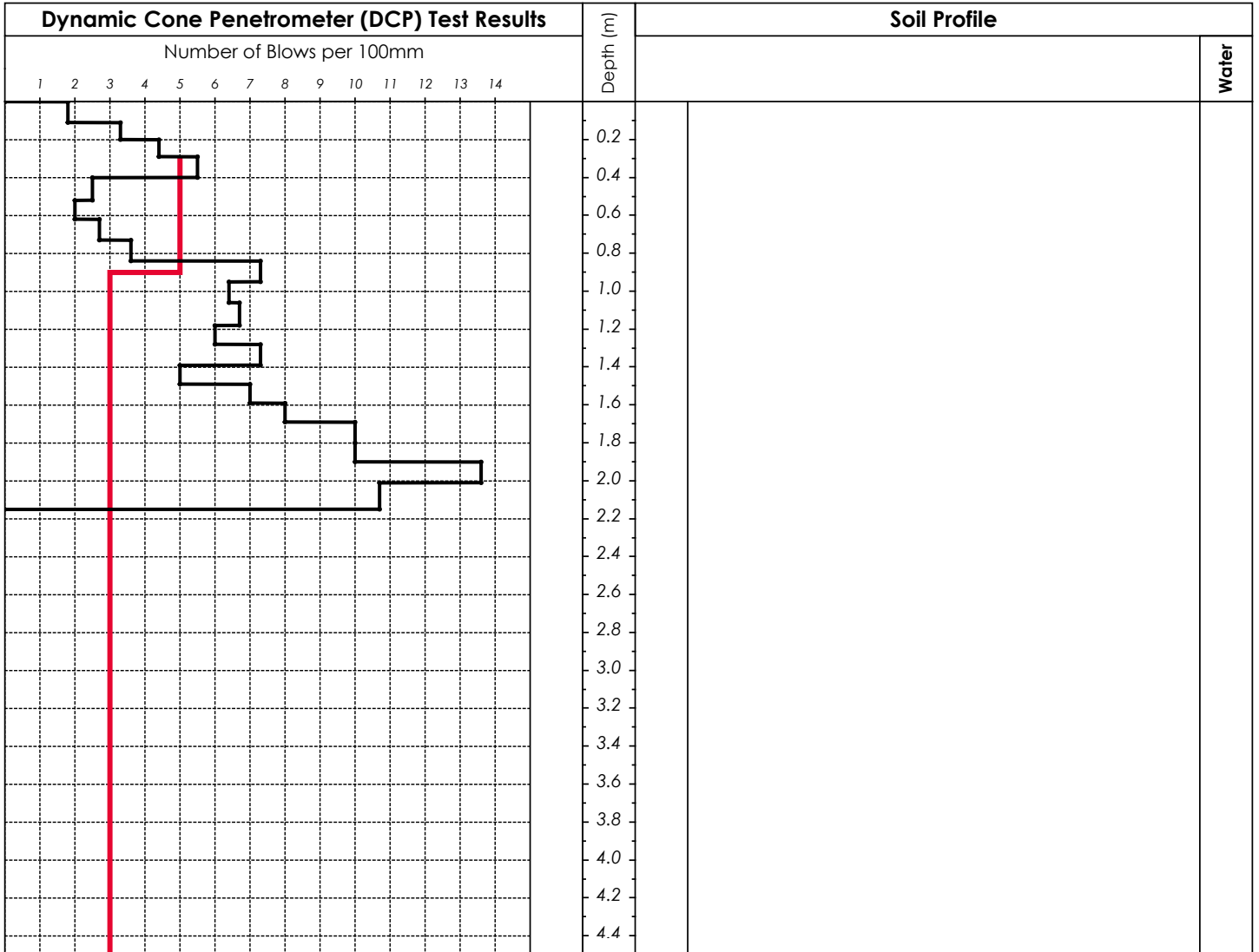
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 08
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:
 Dynamic Cone Penetrometer: Lot 8

Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From: <input type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit
Job Manager: SCC	Approved By: SCC	

Site Plan: (Not to Scale)



Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

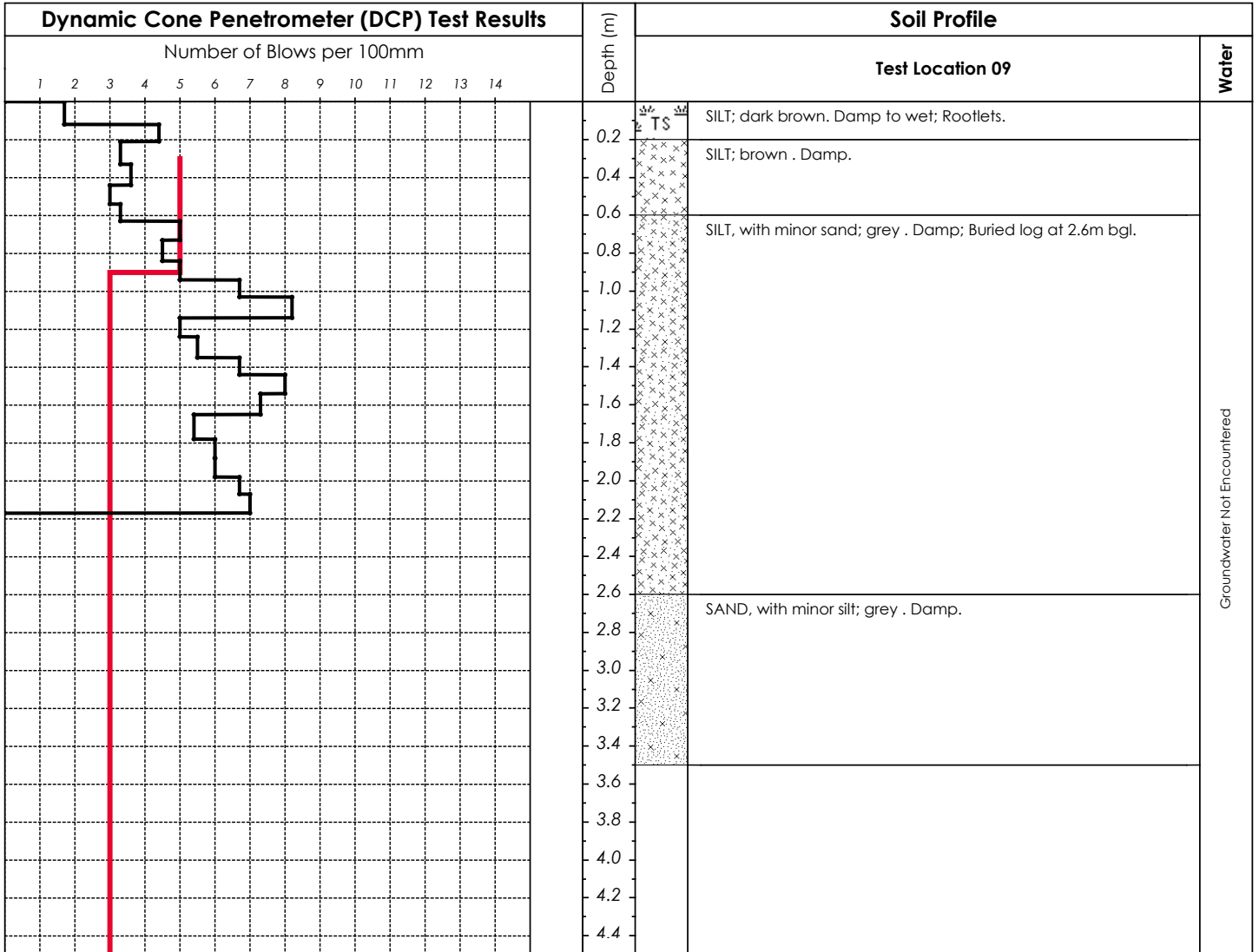
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 09
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:

Dynamic Cone Penetrometer: Lot 9

Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From: <input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit
Job Manager: SCC	Approved By: SCC	

Site Plan: (Not to Scale)



Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

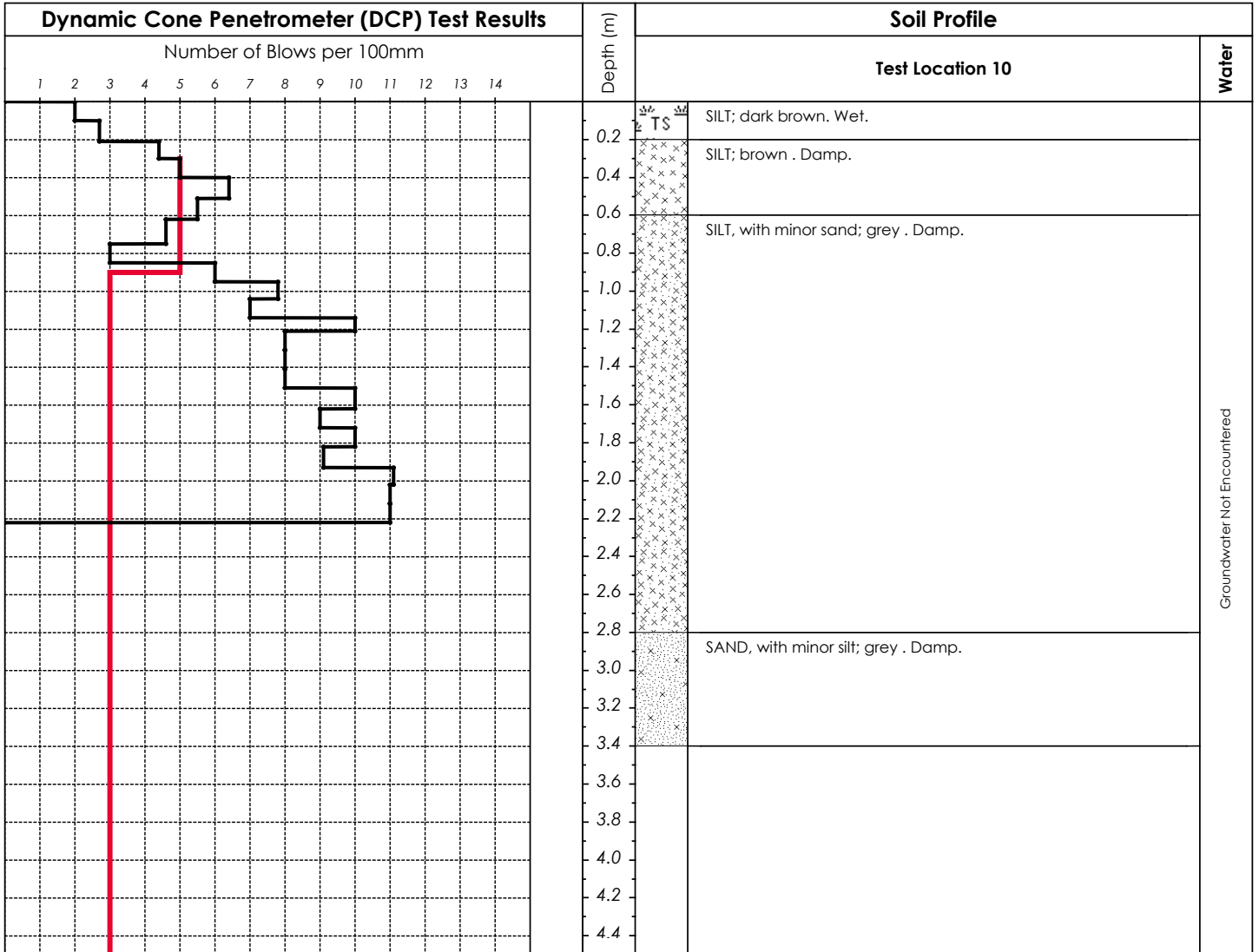
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



10
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:

Dynamic Cone Penetrometer: Lot 10

Field Staff:
SJH, JAG

Job Manager:
SCC

Prepared By:
JAG

Approved By:
SCC

Soil Profile From:

Hand Auger

Spade Hole

Test Pit

Site Plan: (Not to Scale)



Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

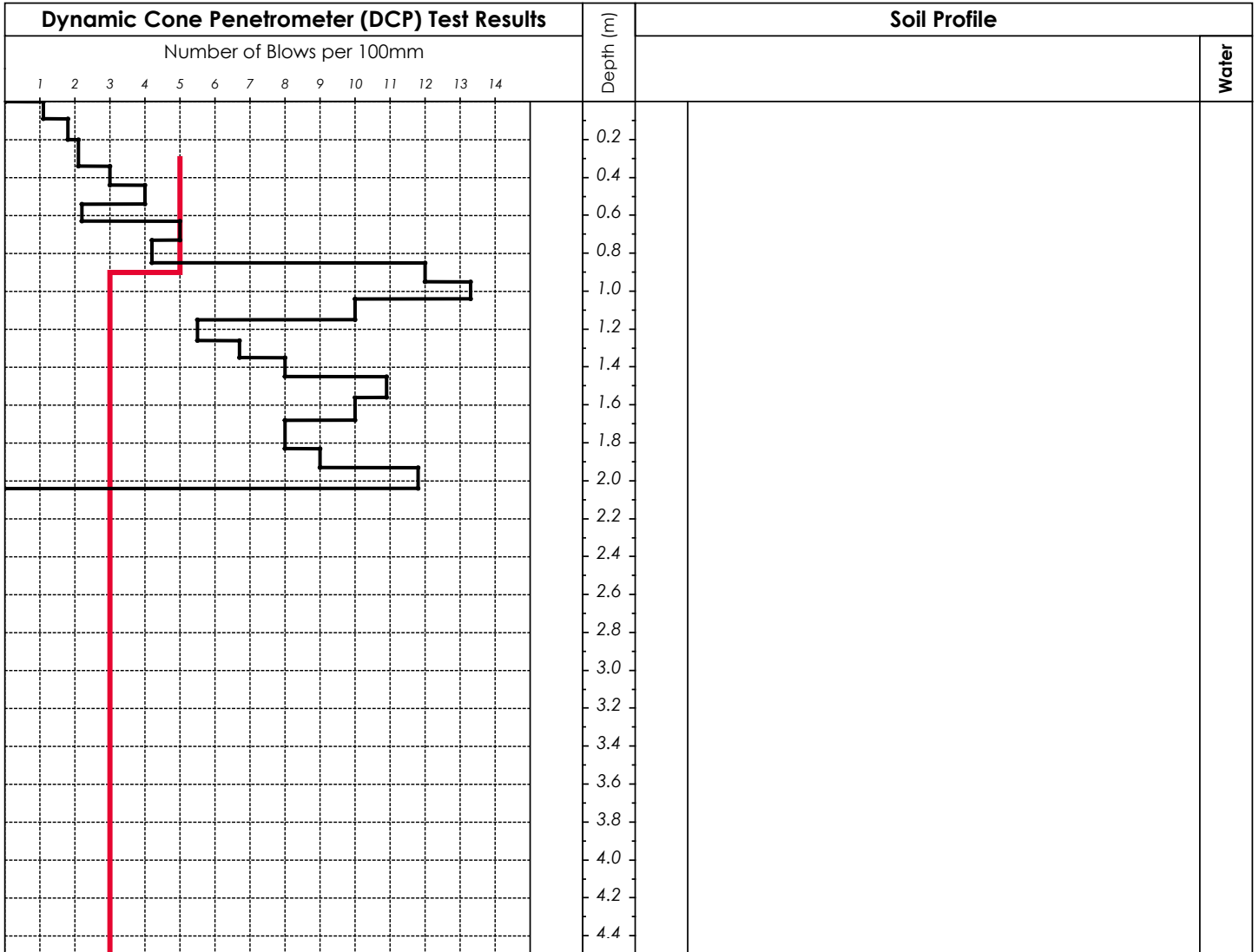
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 11
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:
 Dynamic Cone Penetrometer: Lot 11

Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From: <input type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit
Job Manager: SCC	Approved By: SCC	



Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

Site Investigation Record

Client: Forest Habitats Ltd

Site: Arthurstown Road, Hokitika

Technical Category: N/A

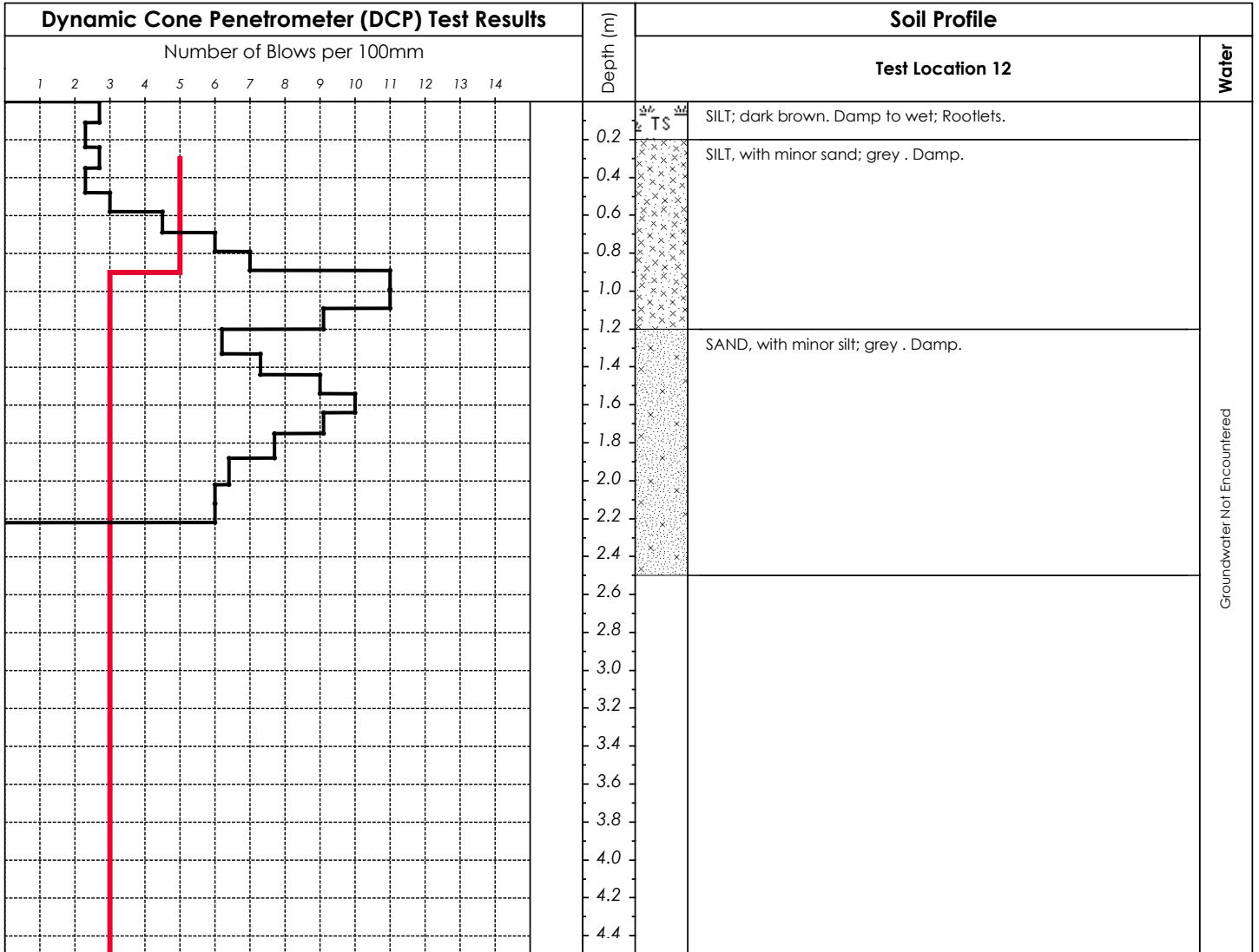
Lot:

D.P.:

Date Tested: 7-Sep-2022

Log Sheet No.: 1 of 1

Project No.: 510714



— 12
 Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

Comments:

Dynamic Cone Penetrometer: Lot 12

Field Staff: SJH, JAG	Prepared By: JAG	Soil Profile From: <input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit
Job Manager: SCC	Approved By: SCC	

Site Plan: (Not to Scale)



Note: This record identifies the geotechnical conditions encountered at the noted test location(s) only. It is possible that ground conditions could be different away from the point(s) of testing.

Produced with CORE-GS Report Published: 28/09/2022 4:09:36 pm

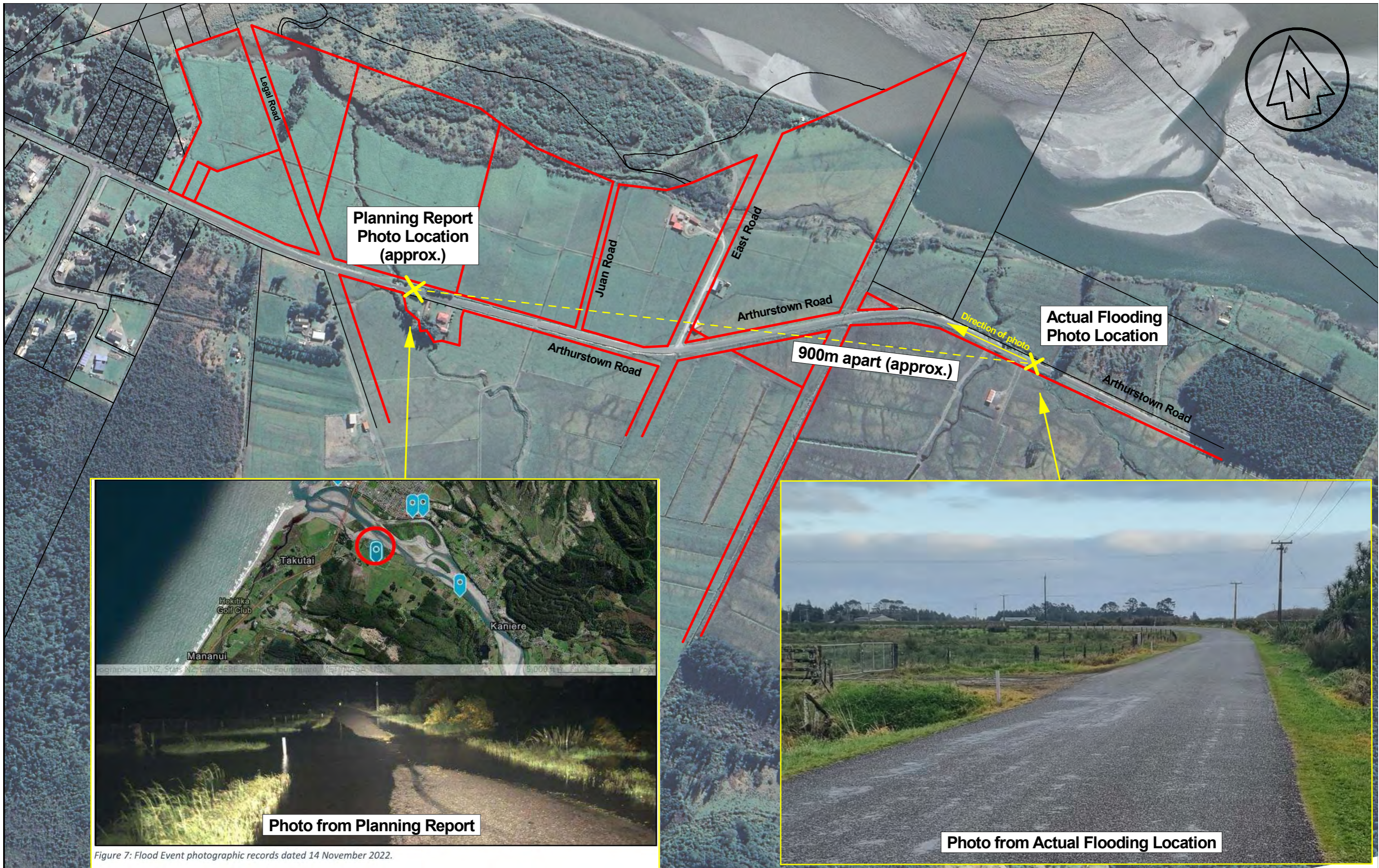


Figure 7: Flood Event photographic records dated 14 November 2022.

6 November 2023

Westland District Council
Hokitika

Attention: Anna Johnson

Dear Anna

**RC Application 220120 & 230030 / Forest Habitats Ltd /
Proposed Subdivision at 117 Arthurstown Road**

I refer to your letter of 2 November 2023.

Photo Simulations

Please find attached the photo simulations with 'Draft' removed.

The proposed dwelling heights include the building platform height.

Engineering

In the Chris Coll report at 4.6, it is confirmed that the maximum building platform height is 1.5 m, plus there is a 0.5 m freeboard to finished floor level on top of that.

At 5.3 it is confirmed that the finished floor level will be up to 2 m high, maximum.

Bunding

The maximum height of the earth bunds, for landscape planting, is 1 m.

Yours faithfully
MacDonell Consulting Ltd



Barry MacDonell

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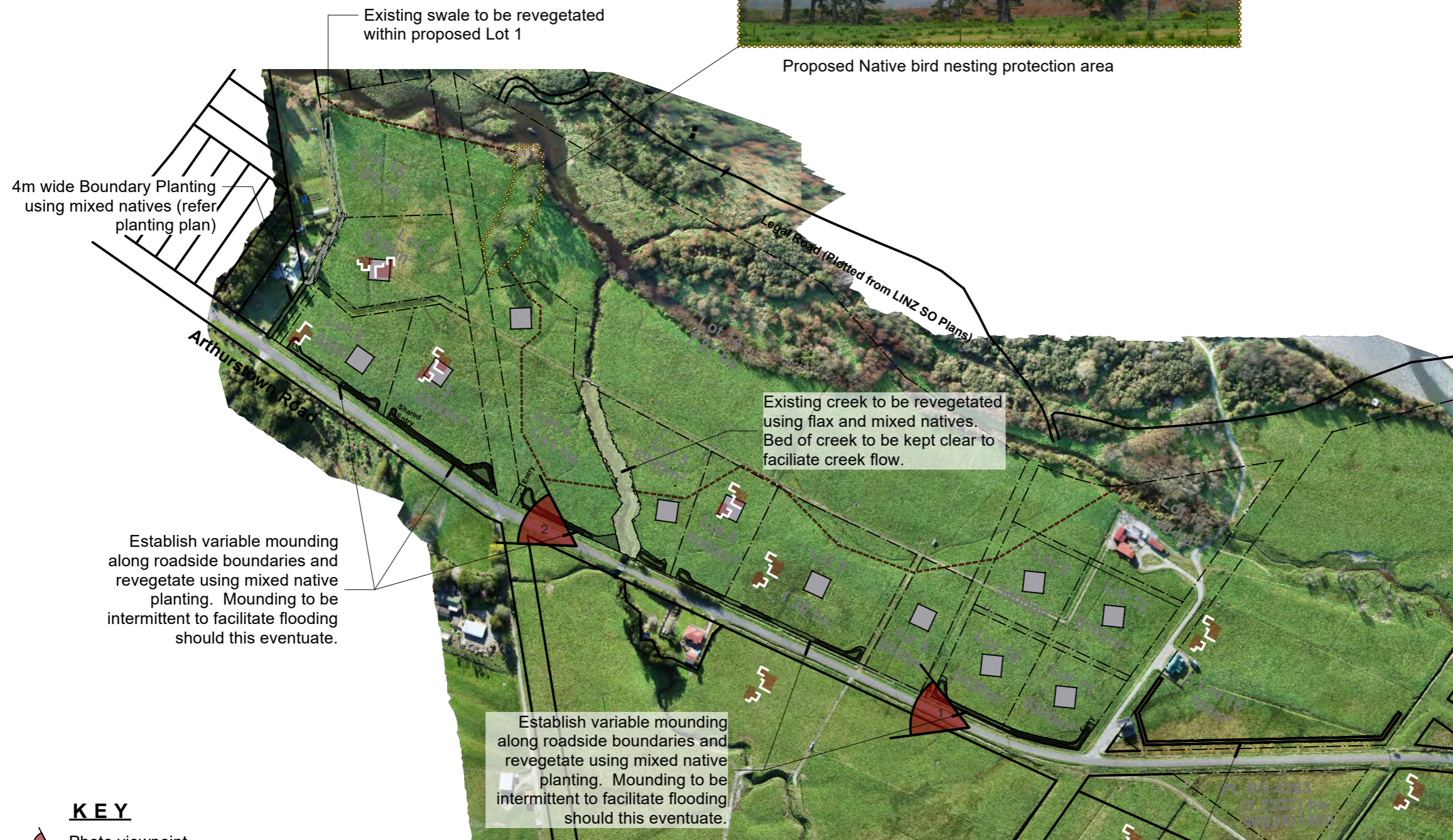
Existing site and permitted development 06

Proposed development 07

Location Plan



Proposed Native bird nesting protection area



KEY

- Photo viewpoint
- Hypothetical location of permitted development
- Proposed location of building sites
- Existing swale
- Proposed mounding
- Mixed native planting (refer planting plan)
- Mixed swale and creek planting (refer planting plan)
- Proposed Native bird nesting protection area
- Proposed building restriction line

Scale = 1 : 4000 @ A3

Photo Viewpoint 1



A

- A Existing site, as is
- B Permitted development



B

Photo Viewpoint 1



A

- A Proposed development (indicative) - no screen planting
- B Proposed development (indicative) with vegetated mounding to screen dwellings



B

Photo Viewpoint 2



A

- A Existing site, as is
- B Permitted development



B

Photo Viewpoint 2



A

- A Proposed development (indicative) - no screen planting
- B Proposed development (indicative) with vegetated mounding to screen dwellings



B

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