Reference Number: 2025/1283

12 September 2025

[redacted]

[redacted]

Thank you for your email dated 25 August 2025 requesting information relating to the decision on land use consent for Papakainga housing under the Local Government Official Information and Meetings Act 1987 (LGOIMA). Specifically, you requested *'the decision on this application for papakainga housing at 112 - 114 Union Street, Foxton for the Hapi Whanau Trust and the information provided by the applicant in response to the request for further information.'*

The following documents are attached:

- Copy of response to further information request - received December 2024
- Copy of further response to further information request - received June 2025
- Copy of decision for LUC 501/2024/45

You are entitled to seek an investigation and review by the Office of the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Horowhenua District Council publishes responses to Local Government Official Information and Meetings Act 1987 (LGOIMA) requests that we consider to be of wider public interest, or which relate to a subject that has been widely requested. To protect your privacy, we will not generally publish personal information about you, or information that identifies you. We will publish the LGOIMA response along with a summary of the request on our website. Requests and responses may be paraphrased.

If you would like to discuss this decision or any of the information provided as part of this request, please contact Blair Spencer (Group Manager Housing Business and Development) on blairsp@horowhenua.govt.nz, or LGOIMAOfficer@horowhenua.govt.nz.

Ngā mihi | Best regards

Ashley Huria
Executive Sponsor

APPROVAL OF RESOURCE CONSENT FOR MULTIPLE DWELLINGS ON SITE AT 110-112 UNION STREET, FOXTON (SEC 396-397 TN OF FOXTON)

RM number:	LUC 501/2024/45
Date:	19 August 2025
Site Address:	112-114 Union Street, Foxton
Legal Description:	Section 396-397 Town of Foxton (WN24C/936)
Applicant:	Hapi Whānau Trust
Agent:	Truebridge Associates Ltd
Address for service:	[redacted]

Council grants consent for the following reasons:

- Pursuant to section 95A and 95B of the Act, there are no mandatory requirements to notify the application, the effects of the proposal on the environment will be less than minor and there are no affected persons.
- Pursuant to section 104 of the Act, the effects of the proposal on the environment will be acceptable.
- A Council Development Engineer assessed the proposal and concluded it can meet the necessary engineering standards, subject to the imposition of conditions.
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environmental effects caused by the proposal.
- The proposal is in accordance with the relevant objectives and policies of the District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision.
- The proposal is consistent with the purposes and principles of Part 2 of the Resource Management Act 1991.

1. PROPOSAL

The applicant's Assessment of Environmental Effects ("AEE") includes a description of the proposal, which I adopt for the purposes of this report. The applicant's proposal description should be read in conjunction with this report.

In summary the application is to construct seven additional dwellings, all single storey 2-3 bedroom dwellings, on the site at 112-114 Union Street, Foxton. The proposal also includes the construction of a communal play area and communal garden. The proposed dwellings are to provide additional housing for whanau of the applicant. The proposal is reflective of a whanau support system and a papakāinga style development. The proposal is unable to meet the Family Flat definition under the District Plan and therefore is considered as multiple dwellings on a site in the Rural Zone.

The dwellings will gain access via one common access point to Union Street via the existing vehicle crossing and will be serviced via onsite means for wastewater by a new system as proposed by this application. Stormwater is to be discharged onsite via a soak pits. Water supply will be via new on-site rainwater collection for each dwelling. The site contains an existing dwelling with detached garage.

The location of the site is shown in figure 1 below and a copy of the site plan is given below in figure 2 showing the proposed buildings.

Figure 1: site location

Figure 2: extract of proposed site plan.

A further information request was sent to the applicant's agent on 20 November 2024. The request sought clarification on the following matters:

- Clarification on the stormwater arrangement, including soak pit design detail and soakage rate information.
- Clarification on the water supply arrangement.
- Further detail on the wastewater disposal arrangements, including consent from Horizons for the proposed wastewater discharge.
- Approval from Council's roading manager for the access arrangement.
- Landscaping and planting details.
- Accurate written approval documents and signed plans.

Multiple responses were received from the agent in response to the request between December 2024 and August 2025. This included refining the responses to ensure that the original request was satisfied in full. Correspondence included a series of emails and phone conversations and review of the information supplied by Council's planning and development engineering teams.

The request was satisfied in full on 12 August 2025.

It is also noted that at the time of writing this report, the applicant has obtained resource consent from Horizons in regard to the proposed wastewater arrangements for the proposal. A summary of the application is as follows:

> *Proposal*
> *Hapi Whānau Trust (hereafter referred to as the Applicant) have applied for a resource consent to discharge secondary treated domestic wastewater into and onto land at 112 Union Street Foxton. The Applicant is proposing to install a new on-site wastewater treatment and disposal system to manage domestic wastewater from the proposed papakāinga. The papakāinga will comprise of eight (8) residential houses on the property legally described as Sec 396-397 Town of Foxton (hereafter referred to as the site and shown in Figure 1 below). The site is approximately 2.195 hectares.*
>
> *Rule Assessment*
> *The One Plan (2024) sets out the rules for existing discharges of domestic wastewater, and new and upgraded domestic wastewater discharges into and onto land in the Manawatū-Whanganui Region. Rule LF-LW-R22 provides the Permitted Activity pathway for new and upgraded domestic wastewater discharges. In this case, the proposed discharge of wastewater into and onto land cannot comply with Rule LF-LW-R22:*
> *(1) where the activity must comply with conditions (1) to (7) of RP-LF-LW-R21 and*
> *(5) where the property for which the discharge occurs is less than 4ha*
> *(c) the land application system must be via pumping dose load pressure compensating dripper irrigation lines. In this case the proposed disposal method is via soakage beds, and therefore, does not comply.*
> *Rule LF-LW-R24 provides for discharges of domestic wastewater not complying with LF-LW-R21 and LF-LW-R22 as a Restricted Discretionary Activity. In this case, the proposed discharge cannot comply with Rule LF-LW-R24 (1) where the design flow must not exceed 6m3/day. In this case, the Applicant is proposing to discharge 8.28m3/day. Therefore, the rule that applies in this case is Rule LF-LW-R38. This rule provides for discharges of water or contaminants to land or water not covered by other rules in this plan or chapter and is a Discretionary Activity.*

Consent APP-2025205033.00 was granted on 15 May 2025.

2. SITE DESCRIPTION

The applicant's AEE also includes a description of the site and its immediate surroundings. Following a desktop assessment of the site, I consider that this description is generally accurate particularly that the property is surrounded by properties ranging in a mixture of size from residential allotments, lifestyle blocks to larger rural allotments used for rural purposes. A number of sites in close proximity to the application site of a similar size and use to the application site. All surrounding sites are residential and rural in nature and present in a similar fashion to the application site. Across Union Street to the north is land zoned residential with

the land on the southern side zoned rural and consisting of rural-lifestyle developments. South of the application site are larger rural allotments used for farming purposes.

In summary, the land is zoned Rural (Foxton Dunefields Landscape Domain) and is located at 112-114 Union Street, Foxton. The site is Fee Simple Land and is legally described as Section 396-397 Town of Foxton, held in RT WN24C/936, which has a total area of 2.1954Ha.

The topography of the site consists of flat land. Vegetation on the site includes grass and other exotic plantings. The site is also identified on the NZLRI mapping, as containing versatile soils, being Class III.

There are no interests registered against the record of title for the application site that are relevant to the consideration of this application.

The applicant's AEE should be read in conjunction with the above and this report.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The application site lies within the Rural Zone, Foxton Dunefields Landscape Domain, of the District Plan and is subject to the Versatile Land (LUC Class I and II Soil) overlay.

Second dwellings are provided for in the Rural Zone as permitted activities subject to achieving compliance with the corresponding performance conditions.

To determine the activity status of the proposal, an assessment must be undertaken against the relevant District Plan rules and standards, this can be found below:

Landuse

Overview of Rule	Description of Non-Compliance
RURZ-GRZ-R2 Provides for residential activities as a permitted activity where compliance with the standards in RURZ-S1 to RURZ-S14 are met.	**Does not Comply –** The proposal cannot comply with RURZ-S1 for the total number of residential units. The proposal also cannot comply with RURZ-S12 for the requirements relating to the provision of access.
RURZ-GRZ-R24	The proposal cannot meet the residential density requirements as outlined above.

States that proposals that cannot meeting the residential density requirements, shall be a Discretionary Activity.	

On this occasion all activities associated with the application will proceed as a **Discretionary** Activity pursuant to RURZ-GRZ-R24.

District Plan Change
There is no District Plan change that is considered relevant to this application.

National Environmental Standards
The proposal does not require assessment under any National Environmental Standards.

Permitted Baseline

Residential activities, including dwellings and family flats, are provided for as a permitted activity, provided they comply with the permitted activity conditions. As the second and third dwelling are not provided for on this particular site as it is less than 40Ha, I do not consider there to be a relevant permitted baseline in this case.

4. REFERRALS

The application was referred to Council's Development Engineer who provided comments relating to vehicle accessways, servicing, compliance with SNZ PAS 4509:2008 for a suitable fire-fighting water supply, as well relevant hazards identified on the application site. These comments are outlined within the Development Engineer's Report. I concur with the recommended conditions, should consent be granted.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four-step process that must be followed and triggers or precludes notification of applications in certain circumstances. The sections below follow the four-step process for public notification (under section 95A) and limited notification (under section 95B).

5.1 - Public Notification Steps Under Section 95A

Pursuant to section 95A of the Resource Management Act, this section follows the four-step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances
Public notification is mandatory in certain circumstances:

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances
If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4):

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances
If public notification precluded under step 2, public notification may be required in certain circumstances:

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Considerations pursuant to Section 95D:

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties at the adjacent properties along the State Highway in making an assessment under s95D:

- 108 Union Street (Sec 395 TN of Foxton), adjacent to the west.
- 116 Union Street (Sec 398 TN of Foxton), adjacent to the east.
- 95 Ridge Road (Sec 380 and 381 TN of Foxton), adjacent to the south.
- 119 Union Street (Lot 5 DP 44504), adjacent to the north (opposite of road).
- 121 Union Street (Lot 6 DP 44504), adjacent to the north (opposite of road).
- 123 Union Street (Lot 7 DP 44504), adjacent to the north (opposite of road).
- 125 Union Street (Lot 8 DP 44504), adjacent to the north (opposite of road).
- 127 Union Street (Lot 3 DP 14431), adjacent to the north (opposite of road).

The potential adverse effects are considered to relate to the following matters for the proposal.

- Character and Amenity
- Traffic and Access
- Servicing

An assessment of the relevant matters to this application can be found below.

Character and Amenity

The proposal cannot meet the definition of a 'family flat' under the District Plan, due to having a floor area exceeding 50m^2. The proposed development also cannot comply with the residential density requirements under the District Plan. The proposal is for seven additional single-storey 2-3 bedroom dwellings and is therefore considered to be establishing multiple dwellings on one site in the Rural Zone. The dwellings are intended to provide accommodation to family members that are struggling to find housing in other parts of the district and want to be closer to whanau. The proposal involves the construction of additional dwellings in addition to the main residential unit on the application site.

The additional dwellings are not considered to affect the rural amenity and character of the surrounding area as the additional dwellings on the site will be well separated from one another and will be in keeping with the housing density that can be observed in the surrounding area, in particular on the opposite side of Union Street. Any potential effects are considered to be limited to the application site and the adjoining properties. Any effects beyond these properties are considered to be no more than minor as the surrounding properties to the application site create additional separation and a buffer between the application site and the wider environment. Any perceived effects from the additional bulk on the site is considered to diminish the further from the site you become.

The application is a Discretionary Activity as the site is well below the 40ha threshold for additional dwellings, therefore we must recognise the density is not consistent with what is provided for in the rural zone by the Plan. It is important to note that existing lifestyle and farming activities have significantly modified the original character and vegetation cover that previously existed across the Coastal Lakes Landscape Domain.

Furthermore, the applicant offers the following consideration:

> The application site is zoned rural and is within the Foxton Dunefields Landscape Domain. This landscape domain which is characterised by the dissected parabolic dunefields, large areas of pastoral grazing and pine forestry resulting in an active topography with diverse vegetation cover.
>
> The application reflects this rural landscape domain. It consists of mainly land for pastoral grazing with a dune ridge at the rear.
>
> The proposal is to allow for the erection of seven additional dwellings within the generally flat area of the site between the dune ridge and the road frontage for use as papakāinga housing along with the existing dwelling for the Hapi whānau.
>
> Five of the proposed dwellings would be located within the eastern portion of this property, adjacent to the eastern boundary, set back 10m. The sixth dwelling would be located centrally within the site, just north of the dune ridge. The seventh dwelling would be located centrally over 10m south of the road frontage. The dwelling plans provided with this application show what the whanau aspire to erect however due to the current economy they are now considering off site manufactured houses from a single provider. This application therefore seeks flexibility in the dwellings erected or re-located to the site. The proposed dwellings would all be less than 10m in height, compliant with rural zone rules. The proposal would also involve the construction of a communal play area including a basketball court located centrally between the housing. A Maara Kai (communal garden) would be developed to the rear of the existing dwelling and sheds containing fruit trees, vegetables and herbs. A hangi pit and communal bbq area is also proposed. New fencing would be erected as shown on the plan. Native planting is proposed within the ephemeral wet area at the southern end of the site.
>
> The reason that Resource Consent is required for this proposal is because the proposal breaches RURZ-S1, the number of dwelling units and family flats permitted on a rural site. This rule allows for one dwelling unit and one family flat on a site of up to 40ha. On a site of less than 5000m^2 a family flat of up to 50m^2 plus a covered verandah of up to 10m^2 per site is permitted. This proposal would not comply with this as the proposed dwellings exceed 50m^2 in area by 20.6m^2 and there is more than 1 dwelling. If the proposed dwellings were part of a marae they would be permitted under marae and marae-based activities.
>
> The visual effects of allowing for this breach would be minor. Directly across Union Street to the north is a line of residentially developed sections of around 1000m^2 – 1500m^2 in area. The density of this proposal is lower than the existing development across the road. If the property was subdivided and developed with housing the density would be 2744m^4 per dwelling. The proposal would be an attractive development which would fit in nicely with the existing density of housing across the road to the north. With the proposed housing on the flat area below the dune ridge it would not be visually dominant on this landscape.

I agree with this assessment and consider that any effects on the surrounding environment will be no more than minor. The additional dwellings are considered to be indiscernible when viewing the application site from a distance, beyond the adjoining sites. The extended distance, as well as vegetation, and other development in between, helps lessen the visual dominance

of the additional dwelling. The proposed building will comply with all other relevant bulk and location requirements in relation to height, height to boundary envelope and setbacks.

Therefore, I can conclude that the increased density of development that will be produced by the proposal in the rural zone is at a minor scale and thereby any potential or actual adverse effects are considered to be no more than minor.

Traffic
Council's Development Engineer and Roading Manager have reviewed this application and does not raise any concerns with the continued use of the vehicle crossing. They also do not consider the additional traffic movements to cause adverse effects on the safe and efficient operation of the roading network. Therefore, the proposal does not give rise to any new effects. The effects on the wider environment are considered to be no more than minor.

Servicing
The site will continue to be serviced via onsite means for water supply, wastewater and stormwater. Council's Development Engineer has assessed the application and considers that the additional dwellings can be adequately serviced.

As assessed above, the adverse effects on the environment are considered to be no more than minor.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances
If public notification is not required under step 3 public notification may still be warranted where there are special circumstances:

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. This consent application relates to the construction of two additional dwellings, secondary in scale to the main dwelling, on a site within the Greenbelt Rural Zone. The proposal is able to comply with the standards under the District Plan allowing for residential development apart from those listed above.

Based on this assessment, I do not consider there to be any unusual or exceptional circumstances that warrant public notification of this proposal.

Conclusion
Public notification is not required.

5.2 - Limited Notification Steps Under Section 95B

As determined in section 5.1 of this report, public notification is not required. Pursuant to section 95B of the Resource Management Act, a four-step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified
Limited notification is mandatory for certain groups/persons:

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances
Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4):

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for a controlled activity (other than a subdivision) under the District Plan	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified
If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E:

Are any of the following persons 'affected' under s95E? For 'boundary activities' an owner of an allotment with an 'infringed boundary'	No (see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?
In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential effects on any person will be less than minor for the following reasons:

The applicant has provided the written approvals of the owners of the properties located at:

- 108 Union Street
- 116 Union Street
- 95 Ridge Road

Therefore, I have disregarded any effects on these properties in making an assessment under s95E. S95E states that effects on any persons who have provided written approval to a proposal must be disregarded when determining where there are any affected parties due to effects being minor or more than minor.

Furthermore, as outlined above, the effects generated from the breaches with the bulk and location requirements of the Plan are not considered to project beyond the application site and those properties immediately adjoining it.

I consider there to be no affected persons as the potential environmental effects will be less than minor, on these properties, for the following reasons:

The proposal does not result in any non-compliances with the external boundaries of the site to the common boundaries with the adjacent properties. Furthermore, the application site is large in dimension with the proposed dwellings being some distance from any other property outside of the three listed above. The spacious character of the rural zone and the spread-out nature of the application site, renders any potential effects as being limited to the application site itself and indiscernible from the neighbouring properties.

In regard to the properties on the opposite side of Union Street, to the north of the application site, these properties are zoned Residential as outlined above. They consist of 5 properties ranging in size from 1100m^2 to 1300m^2 each. The proposed development is considered to be commensurate with this development pattern observed along Union Street. Furthermore, the proposed development will contain landscaping along the road frontage to assist is screening the new dwellings. Also, the front (road) boundary will be limited to two new dwellings with the remaining six dwellings setback further from the boundary. The planting and the dwellings along the frontage are considered to screen the remaining bulk of the proposal from view when viewing the site from the properties on the norther side of Union Street. Furthermore, the further away from the properties on Union Street, the bulk and visual impact of the proposal is considered to diminish.

Therefore, for these reasons I consider any potential visual effects to be less than minor on the adjacent properties.

It is noted that the purpose of the application is to establish a papakainga style development on the allotment. This style of development provides for multiple houses on one allotment and whanau to co-locate together in close proximity to one another. It is also noted that the development includes a communal area for whanau to congregate together. Therefore, the

intent is not for each dwelling to be separated by way of a subdivision process to enable each house to be disposed of separately. The premiss of the assessment contained in this report, has been based on a papakainga style development however, to enable this the consent required is for multiple houses on one allotment. It is noted that if the site was ever to be subdivided, a separate application and associated effects assessment would be required at that time.

Furthermore, Council's Development Engineer has reviewed this application and does not raise any concerns with the continued use of the existing vehicle crossing. The Engineer has recommended that the crossing be upgraded as part of this application but does not raise concern with the increased in vehicle movements or location of the crossing. Therefore, the proposal does not give rise to any new effects that would be considered greater than what currently exists onsite. The effects on the wider environment are considered to be no more than minor.

The site will continue to be serviced via onsite means for water supply, wastewater and stormwater. Council's Development Engineer has assessed the application and considers that the additional dwellings can be adequately serviced.

Based on the assessment above, the potential adverse effects of the proposal are considered to be less than minor on adjoining properties. Therefore, limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances
If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances:

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

Conclusion
Limited notification is not required.

5.3 – Overall Notification Decision

In accordance with the notification steps identified in section 5.1 and 5.2 of this report, the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a national environmental standard; other regulations; a national policy statement; a New Zealand coastal policy statement; a regional policy statement or proposed regional policy statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 – Section 104(1)(A): Effects Assessment

Adverse Effects:

An assessment of the effects on the environment has been made above and in the AEE completed and supplied by the applicant as part of this application. I consider the applicant's AEE to be accurate and relevant and therefore should be read in conjunction with this assessment. The matters discussed and the conclusions reached are also applicable with regard to the adverse effects assessment under section 104(1)(a) of the Act and no further assessment is required. I consider that the activity will not have or be likely to have adverse effects on the environment that are more than minor beyond the subject land and adjacent land. Further, I consider that any potential adverse effects on the subject land or adjacent land will be less than minor.

Traffic

Council's Roading Manager and Development Engineer have reviewed this application and does not raise any concerns with the continued use of this vehicle crossing. Therefore, the proposal does not give rise to any adverse effects on the road network. The effects on the wider environment are considered to be no more than minor. The Development Engineer has considered the existing crossing and has determined that it requires upgrading as part of this application. The engineer also considers it appropriate to form the access leg to serve the dwellings to a standard consistent with Council's development standards. Suitably worded conditions will be included to ensure the vehicle crossing and access are formed to a suitable standard commensurate with the proposed development.

Servicing

The site will continue to be serviced via onsite means for water supply, wastewater and stormwater. Council's Development Engineer has assessed the application and considers that the additional dwellings can be adequately serviced.

As outlined above, resource consent has been granted by the regional council for the proposed wastewater disposal arrangement for the development. The proposal, along with the specific design and an associated environmental effects, was assessed under Resource Consent APP-

2025205033.00 by the regional council and granted on 15 May 2025 subject to conditions. This consent and conditions will be required to be complied with for the development of the site and are considered to support the effects assessment undertaken in this report.

As assessed above, the adverse effects on the environment are considered to be no more than minor subject to the imposition of suitably worded conditions.

Natural Hazards

The site is not subject to any flooding or inundation hazards on the District Plan Maps. Indicative ponding information suggests there may be some localised areas of ponding on the application site. The applicant has provided the following assessment:

> **Natural Hazards**
>
> The application site is clear of the Flood Hazard Overlay Area on the District Plan Maps. Horizons have provided comment on this proposal. Their indicative ponding information suggests that there may be areas in this property that are prone to surface ponding during high rainfall events and wet periods of the year. They note that future building areas should be located above or away from areas prone to surface ponding.
>
> The civil infrastructure report includes an assessment of potential flooding for the proposal. LDE has generated a model using LIDAR data. This model identifies two overland flow paths that may extend through the site from east to west identified as OLFP S1 and OLFP S2 within the Infrastructure Report. To mitigate the potential flood hazard this report recommends minimum floor levels for all proposed dwellings to be 500mm above the 1 in 200 year flood event. This would be RL: 8.31m for dwelling 1, RL: 8.42m for dwellings 2 and 3, RL: 8.79m for dwellings 4 – 6 and RL: 8.46m for dwelling 7. Timber sub floors are recommended for dwellings 1 – 3 also. Based on this report the above recommendations are offered as conditions of consent to ensure that the proposed houses are built at a level to avoid any potential flood hazard.
>
> A geotechnical assessment report has been carried to determine the ground for building suitability. This report finds that the surface fault line rupture risk is low. Deep CPT testing was carried out to investigate the geology of the ground and an analysis on liquefaction risk was prepared based on this testing. The details of this can be found in the geotechnical assessment report. To summarise, the site has a low susceptibility to liquefaction giving it a TC1 range for ground performance. LDE recommends conventional shallow foundations systems and waffle slabs without modification. If concrete floors are proposed, waffle slab designs are recommended with the slab designers confirming that their slab is suitable for TC1 land (not excluding liquefiable ground). A condition of consent could require this.

Council's Development engineer has reviewed the application and supporting material and does not give rise to any concerns with regard to natural hazards. I agree with these assessments and considered that the potential natural hazard effects are less than minor subject to the imposition of suitably worded conditions requiring the development to be in accordance with the abovementioned reports and assessment.

Development Effects

It is noted that the purpose of the application is to establish a papakainga style development on the allotment. This style of development provides for multiple houses on one allotment and

whanau to co-locate together in close proximity to one another. It is also noted that the development includes a communal area for whanau to congregate together. Therefore, the intent is not for each dwelling to be separated by way of a subdivision process to enable each house to be disposed of separately. The premiss of the assessment contained in this report, has been based on a papakainga style development however, to enable this the consent required is for multiple houses on one allotment. It is noted that if the site was ever to be subdivided, a separate application and associated effects assessment would be required at that time.

Positive Effects:
The application will continue to provide for residential activities on the subject site within the Rural Zone. In particular, the proposal will provide additional housing for whānau in this location to co-locate with one another in a papakainga style development. This is reflective of traditional style Māori living environments and provides for the cultural well-being of the occupants. This will contribute to the District's housing stock and represents an efficient use of the finite land resource and existing infrastructure.

Conclusion:
Overall, I consider the actual or potential effects on the environment will be acceptable for the reasons outlined above.

6.2 – Section 104(1)(Ab): Measures to Ensure Positive Effects to Offset or Compensate for any Adverse Effects on the Environment

The applicant has not proposed or agreed to any measures to ensure positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

In this case, I consider that no measures are necessary as the actual or potential effects of the proposal have been assessed to be acceptable.

6.3 – Section 104(1)(B): Relevant Planning Provisions

I have had regard to the following planning documents:
- National Environmental Standards
- National Policy Statements
- The New Zealand Coastal Policy Statement
- The Regional Policy Statement
- The District Plan

Higher Order Planning Documents

I have given regard to the higher order planning documents specified at section 104(1)(b)(i) to 104(1)(b)(vi) of the Act. It is my opinion that, other than the National Policy Statement for Highly Productive Land, discussed below, there are no National Environmental Standards or other National Policy Statements that are directly relevant to the consideration of this proposal. Similarly, the New Zealand Coastal Policy Statement is not relevant.

The proposal is considered to accord with the general strategic direction of Horizon's Regional Policy Statement.

National Policy Statement – Highly Productive Land 2022 (NPS-HPL):
The applicant has provided an assessment of the proposal against the NPS-HPL. This assessment is adopted for the purposes of this report and is summarised below:

> In this case, the application would allow for the construction of seven dwellings to establish papakāinga housing within the urban land which is not marked as Highly Productive Land therefore this Land Use Consent would avoid the inappropriate development of the highly productive land.
>
> Furthermore, the proposal would be an appropriate development of this land as it would meet 3.9 (2) (c) which allow for uses associated with a matter of importance under section 6 of the Resource Management Act. Section 6 (e) states *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*
>
> The proposal would enable the development of papakāinga housing for a whānau descended from all four Iwi which are Tangata Whenua of the Horowhenua. This would allow this whānau to live traditionally on their ancestral land, strengthening their relationship with their cultural connections to the whenua.
>
> The proposal would meet the criteria for appropriate development and would avoid the construction of buildings on the highly productive land.

I agree with the assessment above, furthermore, the applicant has demonstrated that given the additional dwellings are small in scale, and the application site is too small for any rural production activities and is considered to not result in the actual loss of high-class soils within the area. It is noted that the majority of the application site is classified as "Town" on the NZLRI mapping. The portion of the site that contains class 3 land is limited to a small portion of the site in the south-eastern corner of the site as observed when viewing the NZLRI mapping tool. Due to the class 3 land occupying a negligible amount of the application site and it being limited to the southern most extent of the site and the proposal being wholly contained on the portion of the site classified as "Town", the proposal is not considered to be contrary to the provisions of the NPS:HPL.

District Plan
I consider the applicant's assessment against the relevant objectives and policies to be accurate. I therefore adopt the applicant's AEE (section). No further analysis is required.

6.4 – Section 104(1)(c): Other Matters

There are no other matters the Council needs to consider when assessing the application.

6.5 – Part 2 Matters

I am aware of the recent case in the Court of Appeal being "R J Davidson Family Trust v Marlborough District Council [2018] NZCA 316". My understanding of this case is it essentially applies the principles of the King Salmon case to consents. Therefore, a full Part 2 assessment need not be undertaken provided there is no known illegality, uncertainty, or incompleteness in the relevant part of the District Plan. As there are no known illegalities, uncertainties or incompleteness with the District Plan relating to this consent therefore no further assessment against Part 2 of the Resource Management Act, 1991 is considered necessary.

7. RECOMMENDATION

It is recommended that the application by Truebridge Associates Ltd, on behalf of Hapi Whānau Trust, to construct seven additional dwellings on the site at 112-114 Union Street, Foxton, legally described as Section 396-397 Town of Foxton (RT: WN24C/936), **be granted** for a Discretionary Activity pursuant to sections 104 and 104B, of the Resource Management Act 1991 for the following reasons:

1. The effects are considered to be less than minor and no persons have been identified as potentially affected.
2. That due regard has been given to the objectives and policies of the District Plan and it is consistent with those provisions.
3. As sufficient information has been provided to determine the activity is a Discretionary Activity the resource consent is recommended to be granted under s104B.

8. DECISION

For the reasons stated in the recommendation above the Horowhenua District Council grants a discretionary activity resource consent to the Hapi Whānau Trust under sections 104, 104B, 108 and 220 of the Resource Management Act 1991 to construct seven additional dwellings on the site at 112-114 Union Street, Foxton, on a non-notified basis subject to the conditions outlined in Section 9 below.

9. CONDITIONS

In accordance with sections 108 of the Resource Management Act 1991, resource consent has been granted subject to the following conditions.

Conditions:

1. That the development shall be in general accordance with the information and approved plans submitted with the application and held on Council file 501/2024/45, in particular the following plans:

    - Hapi Whānau Papakainga Master Plan Final April 2025.pdf – supplied on 1 July 2025 via email and held on the abovementioned Council File.
    - Landscape Plan – 112 Union Street, Foxton, Drawing No. TA-6182 – sheet 301, Rev 6 – dated 03/04/25.

    Alterations and changes made in complying with the consent conditions may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and subject to consideration and approval by Council's Planning team.

Access and Roading

2. That prior to the occupation of any new dwelling/s, the existing vehicle crossing shall be upgraded, to meet the requirements of the Horowhenua District Plan and in accordance with Engineering Appendix One of the Council's Subdivision and Development Principles and Requirements 2014. The vehicle crossing shall be constructed at the cost of the consent holder.

3. That prior to the occupation of any new dwelling, the access leg to that dwelling shall be constructed, to meet the requirements of the Horowhenua District Plan and in accordance with Engineering Appendix One of the Council's Subdivision and Development Principles and Requirements 2014. The vehicle crossing shall be constructed at the cost of the consent holder.

Water Supply

4. That prior to the occupation of any new dwellings, the Consent Holder must install a water storage tank on the site to collect the full 20,000 L/d per dwelling for domestic water supply purposes. The water is to be capable of being supplied at 0.01 L/s.

5. That prior to the occupation of any new dwellings, A suitable fire-fighting water supply shall be provided in accordance with SNZ PAS 4509:2008 (Publicly Available Specification New Zealand Fire Fighting Water Supplies Code of Practice) or alternative design approved by Fire and Emergency New Zealand.

Stormwater

6. That any new building/dwelling constructed, shall demonstrate that stormwater not captured for later reuse, including an allowance for all solid surface drainage shall be disposed of via on-site soakage. That any on-site stormwater disposal system shall be in compliance with the requirements of the Horowhenua District Council. All stormwater

must be contained within the boundaries of the individual Lots for events less than and including a 10% Annual Exceedance Probability (AEP).

Secondary flow paths are to be designed to carry a 0.5% AEP event and routed so as not to create a nuisance to neighbouring properties. Where secondary flow paths are not available or pass through private land stormwater containment on each Lot must be sized to handle a 1% AEP event. The system shall be designed and installed by a suitably qualified person experienced in on-site stormwater disposal systems. That the design and installation will include pre-filtration before stormwater enters the main body of a soak pit.

Advice Note: It is advised that Soakage devices must be at least 2m from boundaries, buildings, wastewater pipes, or manholes as per Engineering Appendix Two requirements.

For the purposes of the design and installation of any on-site stormwater disposal system, the maximum soakage rate acceptable to Council shall be 1,250 mm/hour or equivalent to one square metre of soakage per 10m2 of roof. (TBC once ST5 location has been confirmed)

Wastewater

7. Any wastewater generated on-site must be managed via an on-site disposal system. The disposal system should be designed and installed by suitably qualified person experienced in on-site effluent disposal systems. The system must have an operative maintenance contract with the installer, system supplier or suitable service provider, requiring six monthly inspections of the plant and disposal field. The Lot owner shall provide a copy of the six monthly inspection reports to Horowhenua District Council upon request.

Utilities

8. The dwellings shall be supplied with utilities including power and telecommunications installed and connected into the proposed dwelling. Written confirmation must be provided that each dwelling has been serviced and that all the network supplier's requirements for making such means of supply available have been met. This evidence must be provided upon request by a Council Compliance Officer.

9. If condition 9 is achieved by wireless means the Consent Holder shall provide suitable evidence that reliable wireless telecommunication coverage is available at the identified building sites. Suitable evidence shall include any form of communication from a wireless/mobile service provider (e.g. website information, email or similar), to the satisfaction of the Council.

Geotechnical

10. Prior to any new construction on site a foundation design report and Producer Statement (PS1) shall be submitted to the Council at the time of lodging any Building Consent application. The design must be based upon the findings of the PAPAKĀINGA CIVIL INFRASTRUCTURE REPORT held on the Council's record with Document Number D25/97435 and being held within File Number 501/2024/45, or any latter geotechnical report provided at the time of lodging building consent with Council that the Council considers as an acceptable alternative.

    Advice Note: Timber sub-floors or elevated concrete slab on grade can be used for the dwellings adjacent to OLFP S1, which includes Dwelling 4, 5, 6 and 7. The Design reflects a minimum level of RL: 8.78m is required for dwellings 4, 5 and 6; and of RL: 8.45m is required for dwelling 7. Timber sub-floors are recommended for dwellings 1, 2 and 3, as these are in close proximity to existing overland flow paths. The minimum level of RL: 8.41m is required for dwellings 2 and 3, and RL: 8.30m is required for dwelling 1. All these RL's define the level of the underside of the floor joists.

Landscaping

11. Prior to occupation of the new dwellings, or within the next planting season, the proposed planting on the application site must also be planted in accordance with the landscaping plan prepared by Truebridge Associates and approved under condition 1, and maintained in perpetuity. Where any vegetation perishes, it must be replaced with a similar type immediately or within the next planting season.

Liabilities

12. The consent holder shall remedy at their cost any damage to existing Council infrastructure resulting from work carried out directly under this consent. Any remediation work required under this condition shall be completed as directed by a Council Compliance Officer.

Report prepared by:

Consultant Planner - Senior

Consent reviewed and issued under delegated authority by:

Isabella Blenkin
Resource Consent Planner - Intermediate

Application lodged: 10 October 2025
Section 92 request: 20 November 2024
Section 92 satisfied: 12 August 2025
Application approved: 19 August 2025

10. ADVICE NOTES

- In accordance with section 198 of the Local Government Act 2002, the Council may require a development contribution to be paid to Council, calculated in accordance with the methodology provided for in the Council's Development Contributions Policy.

  In accordance with the Council's Development Contributions Policy:

  - the development contribution amount for this development was calculated at the time the resource consent application was received and an assessment notice is attached to this application; and
  - an invoice for the calculated amount will be issued 14 days after the granting of this consent.

  Section 208 of the Local Government Act 2002 provides that the Council can prevent the commencement of the resource consent, if the development contribution is not paid.

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- Under Section 125 of the Resource Management Act 1991, your consent will lapse in five years from the decision date unless you begin your project (give effect to the consent) before then.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The consent is not to be exercised until all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) have been paid in full.

- The consent holder is liable for costs associated with monitoring of this resource consent under section 35 of the Resource Management Act 1991.

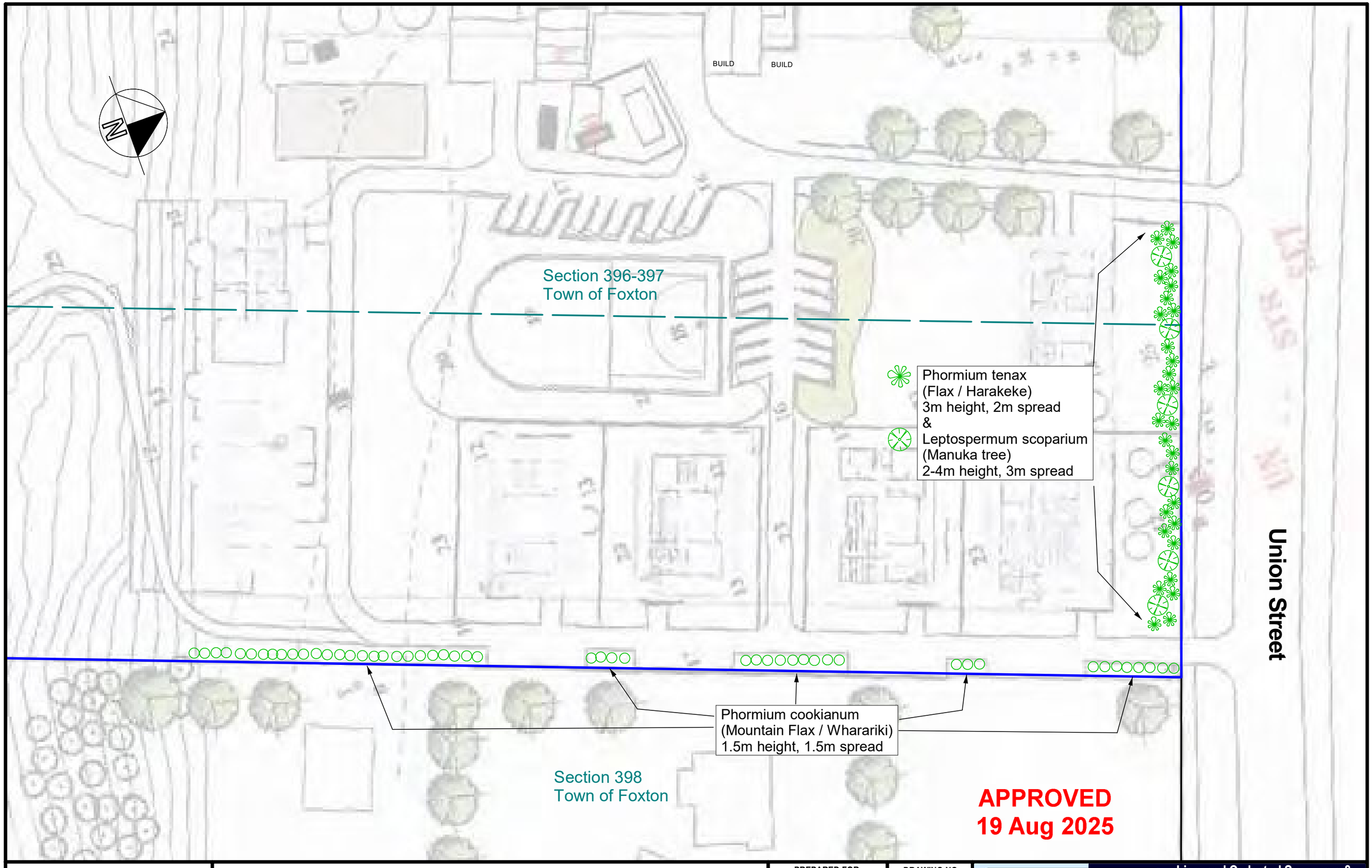
- This is not a Building Consent. The Building Act 2004 contains provisions relating to the construction, alteration, and demolition of buildings. The Act requires building consents to be obtained where relevant, and for all such work to comply with the building code.

- For the avoidance of doubt: except where otherwise allowed by this resource consent, all land uses must comply with all remaining standards and terms of the Horowhenua District Plan. The consent holder will also have obligations with respect to the subdivision under the Building Act 2004 and the Manawatu-Wanganui Regional Council One Plan. All necessary consents and permits must be obtained prior to development.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

PROPOSED MASTER PLAN



Horizontal Scale	1 : 500 at A3
Vertical Scale	N/A
Date Drawn	3 April 2025

Landscape Plan
-112 Union Street, Foxton

PREPARED FOR: Hapi, R

DRAWN BY: JT

DRAWING NO: TA-6182 301

TRUEBRIDGE ASSOCIATES LIMITED
Licensed Cadastral Surveyors & Resource Management Planners
Office 522 Queen Street, Levin
Telephone 06 368 6249
Facsilile 06 368 6049
Email levin@truebridge.co.nz

Kind Regards,

[redacted]
BRP(Hons),
Senior Planner

TRUEBRIDGE ASSOCIATES LIMITED
522 Queen Street [redacted] | 100 Manchester Street | Feilding

Truebridge Associates | Land Surveying | Feilding & Levin

From: [redacted]>
Sent: Thursday, 20 February 2025 10:41 am
To: [redacted]
Subject: RE: 112 union Street, Foxton

Good morning [redacted]

Thank you for your email.

I have been working through the RFI response from [redacted] in detail and have sought some advice on before responding to you.

As a result of this, I still have some matters that remain outstanding before we can progress with the application.

These include:

- The stormwater question still remains open, as outlined in the original RFI, we require more detail on the stormwater arrangement to enable the DE to complete their assessment. Deferring to conditions is not appropriate and we require further information to be confident the stormwater is being addressed appropriately.

I'm not sure if this came with the application but an infrastructure assessment was done in quite a bit of detail./ in section 5 of the report in the link.
https://drive.google.com/file/d/1vNUH4Hf69m2HMTPMoeLPhaagnyWY7QUr/view?usp=sharing

This indicates its possible and confirmation will need to be done at building consent for each dwelling. This would be appropriate and ensure stormwater is being addressed based on what actually goes in.

- The landscaping questions still remain open. Please provide an updated landscaping plan that shows the plantings that are to be included in the development, in particular the road frontage.

Please see attached

- The RFI response indicates that the dwelling designs have changed from what was originally proposed. If this is the case, we require amended plans to this effect.

- Regarding the written approvals and signed plans, these need to be based off what is actually to be constructed on the site. If the plans have changed, then the

forms and plans need to be resigned based on what is actually to be built on site.

The approved party forms and signed plan indicates the written approvals have been given by the neighbours. Any changes made are cosmetic, and would not affect the parties any more than if the original buildings were constructed and then cosmetic changes made later.

If you wish to discuss please do not hesitate to get in touch.

Ngā mihi maioha

[redacted]

From: [redacted]
Sent: Wednesday, 19 February 2025 1:19 pm
To: [redacted]
Subject: 112 union Street, Foxton

Hi [redacted]

I'm contacting you regarding SUB501/2024/45

The last I can see was [redacted] response to the RFI on 23 December 2024.

Are we waiting on something for this one?

Kind regards,

[redacted]
BRP(Hons),
Senior Planner

TRUEBRIDGE ASSOCIATES LIMITED
522 Queen Street | 100 Manchester Street
Levin 5540 | Feilding
[redacted]

Truebridge Associates | Land Surveying | Feilding & Levin

Robin M Hapi Ltd

PAPAKĀINGA CIVIL INFRASTRUCTURE REPORT

112 Union Street, Foxton

Project Reference: 25536
September 24, 2024

DOCUMENT CONTROL

Version	Date	Comments
A	24-09-2024	Issued for Consent.

Version	Issued For	Prepared By	Reviewed & Authorized By
A	Issued for Consent	[redacted] [redacted] Btech, CMEngNZ (Eng. Technician) *Civil Engineer*	[redacted] CMEngNZ CPEng *Civil Manager - Central*

CONTENTS

1 INTRODUCTION

LDE Ltd was engaged by Robin M Hapi Limited to undertake a civil engineering assessment for a proposed Papakāinga at 112-114 Union Street, Foxton; legally described as Section 397 & 397 TN OF Foxton (Figures 1 and 2). A scheme plan has been provided by Tamaki Makaurau Office Architecture Ltd showing the proposed Papakāinga layout, creating seven new residential dwellings.

This report has been compiled in connection with a Resource Consent application which addresses the civil engineering aspects of the proposed development.

Figure 1: Location of the subject site within Foxton (Source: Google Earth)

Figure 2: Aerial image of subject site and surrounding area (Source: HDC Online Maps)

2 SITE DESCRIPTION

The subject site is located within the rural area to the east of the Foxton township. The property consists of mostly flat, cleared grassland, with a small hillside at the southern end of the property (beyond the proposed building locations). The land is predominantly used for agriculture and grazing livestock. An existing dwelling and associated outbuildings are situated along the western boundary of the site, which are currently accessed by a driveway which connects to Union Street to the north. Several medium to large trees were observed on site, however these are generally positioned along the existing accessway and eastern boundary.

The subject site falls within the Horowhenua District Council and Horizons Regional (HRC) Council area.

Figure 3 to Figure 7 below are photos taken of the site from various directions described in the captions.

Figure 3: Image of the of the subject site, with existing outbuildings and driveway pictured to the left, viewed toward the north

Figure 4: Image of the subject site taken from the northeastern corner, with the hillside at the rear of the property visible, viewed toward the south

Figure 5: Image of the of the subject site, viewed toward the west

Figure 6: Image the subject site taken from the southwestern corner, with existing outbuildings pictured, viewed toward the north
.

Figure 7: Image of subject site taken from the existing accessway, viewed toward the southeast

3 PROPOSED DEVELOPMENT

The client proposes to construct seven new dwellings with footprints ranging from 150m^2 to 250m^2. The existing dwelling is to remain and form part of the proposed Papakāinga.

The proposed works entails an additional access to Union Street and various onsite parking. Central to the site a sports court is proposed. Furthermore, a food gardening area and a hangi pit is incorporated in the proposed layout south of the existing barn.

The proposed scheme plan is shown in Figure 8 below. A full-size copy of the scheme plan is also included under Appendix A of our report.

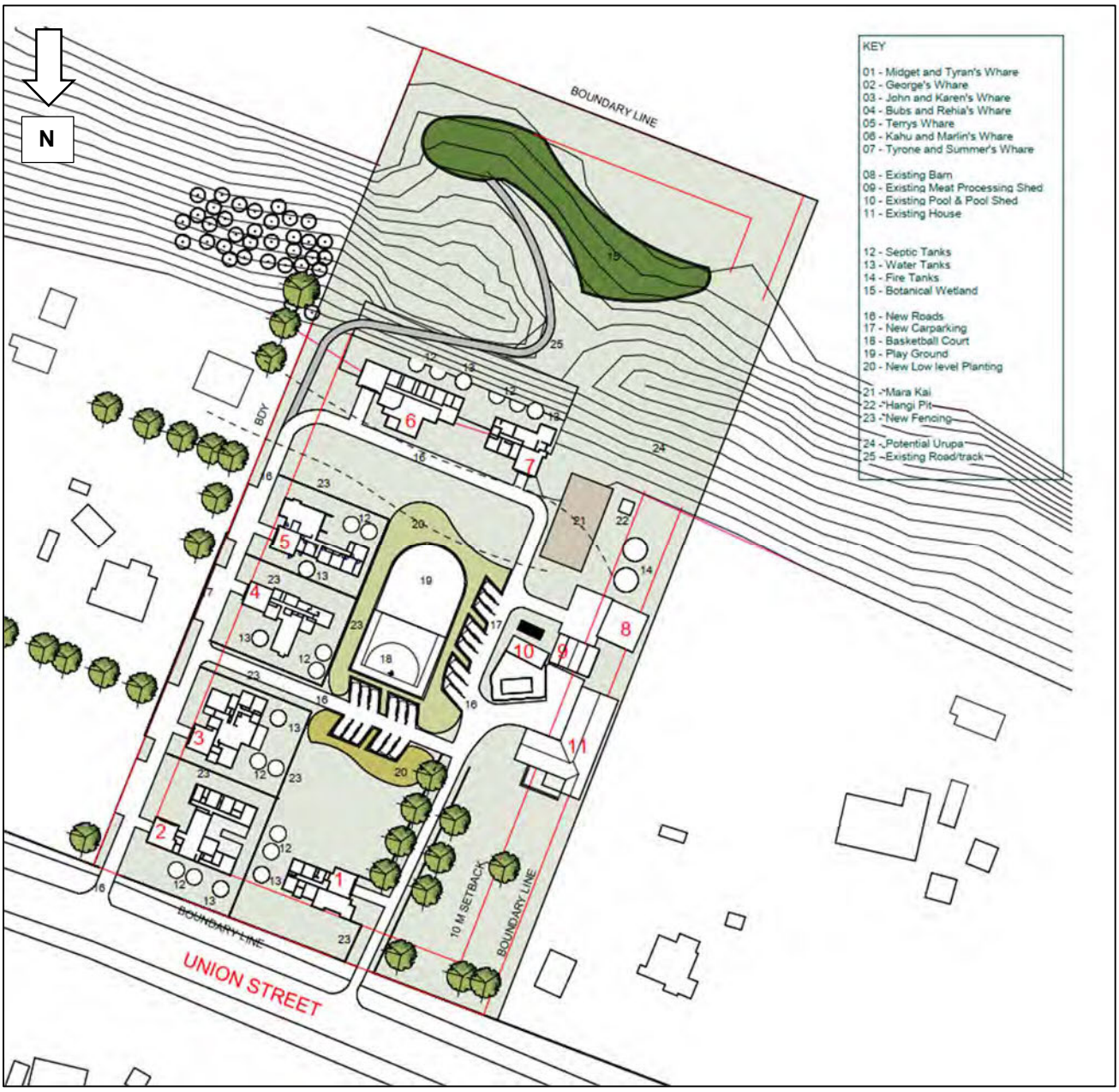


Figure 8: Proposed scheme plan (By TOA Architecture Ltd)

4 EXISTING SERVICES

There is no public wastewater disposal or water supply available for the site. The closest services are located approximately 400m east along Union Street, refer to Figure 9 below.

Outside the northern boundary of the site within the road reserve a stormwater channel exists which drains into the Kings Canal which falls under the jurisdiction of HRC.

To the service the proposed dwellings, a communal onsite wastewater treatment system with a common disposal field is the preferred option. Potable water supply will be via rainwater harvesting. To comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice dedicated shared firefighting water storage will also be required.

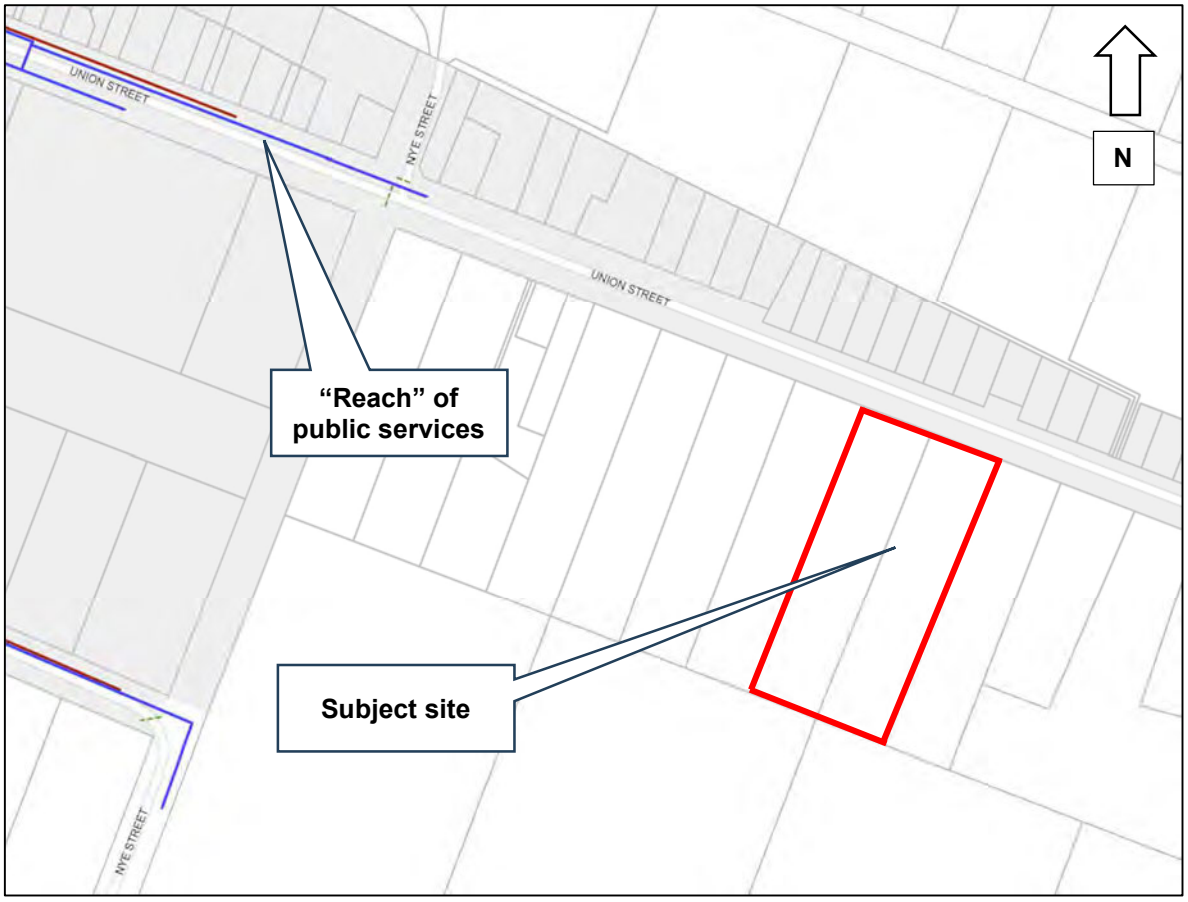


Figure 9: "Reach" of public services (Source: HDC Council Maps)

5 STORMWATER DESIGN

5.1 General

New impervious areas will be created by the proposed development. In accordance with Horowhenua District Council it is required to achieve hydraulic neutrality so that the implications of future development on adjoining land should be on the basis of replicating the pre-development hydrological regime, for the 50%, 20%, 10%, 2% and 1% AEP design storms, whereby the maximum rate of discharge and peak water surface elevations in overland flowpaths post-development are no greater than pre-development.

The stormwater design also considers the overland flow paths through the site and accordingly recommends levels and limitations in terms of foundations to be incorporated as part of the proposed development.

5.2 Catchment

The subject site falls within the Mana_13f catchment area as shown in Figure 10 below in accordance with the Horizons Regional Council GIS maps.

Mana_13f catchment area drains into the Manawatu River which discharges into the Tasman Sea.

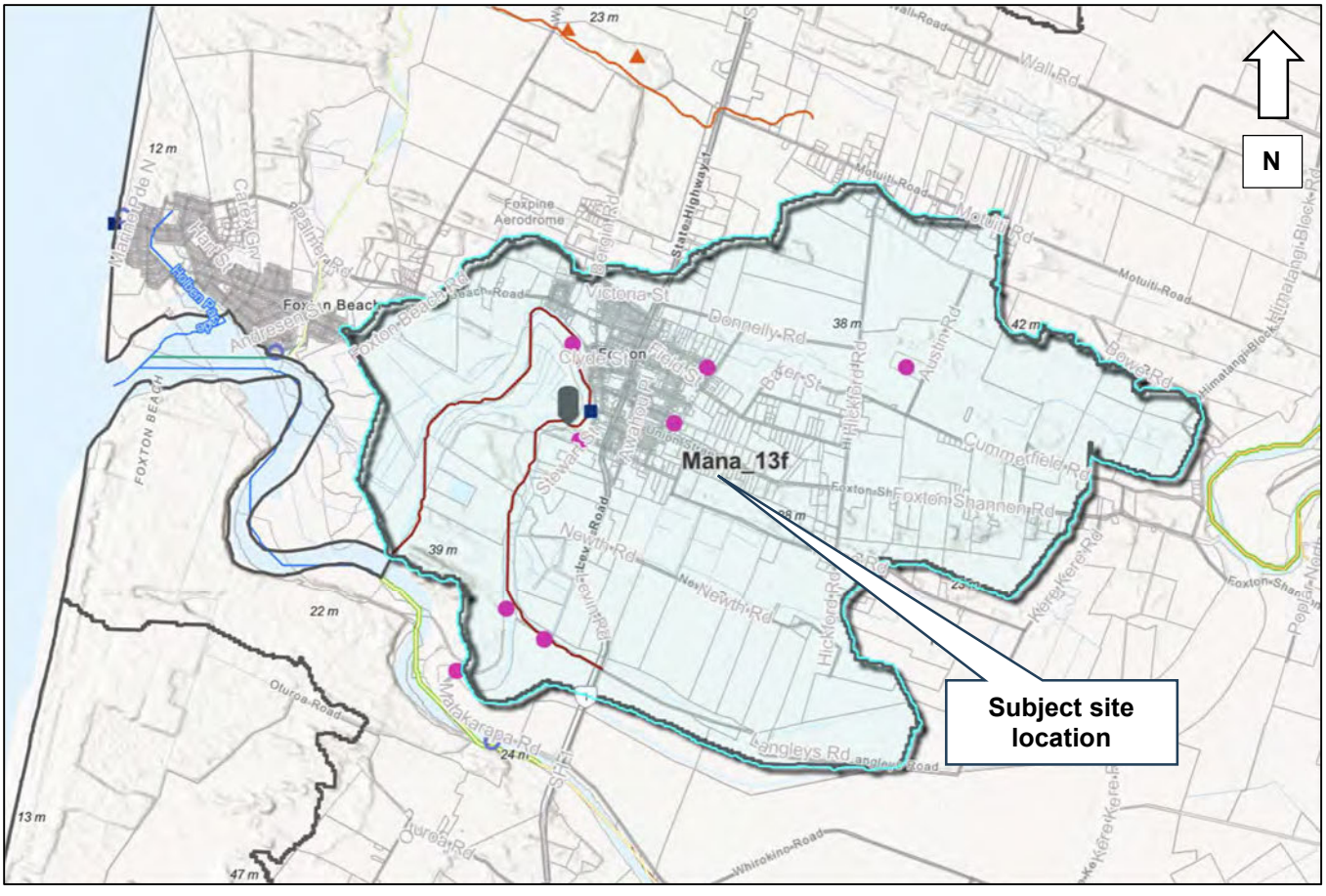


Figure 10: Mana_13f catchment area (Source: Horizons Regional Council maps)

5.3 Overland Flow Paths (OLFP's)

5.3.1 General

No overland flow paths are shown on the district or regional council GIS mapping in the vicinity of the subject site.

Due to the absence of overland flow path data, we have created a HEC-HMS model using available LiDAR data supplied by the HRC GIS department. In the model we incorporated rainfall data retrieved from NIWA for High Intensity Rainfall Design System (HIRDS) Version 4 which is included in Appendix E of the report.

5.3.2 Model Parameters

The model used to generate the OLFP's considered the 1% Annual Exceedance Probability (AEP) 24-hour duration rainfall event including 16% provision for climate change and the design hyetograph was generated using the NIWA rainfall data. A SCS curve number of 77 was assumed for the rural area which considers the area to be mostly pasture and having a hydrological soil group C classification.

5.3.3 OLFP's Identified

The model generated two OLFP's traversing the site from east to west. The two OLFP's (referenced yellow lines) are identified in Figure 11 below as S1 and S2.

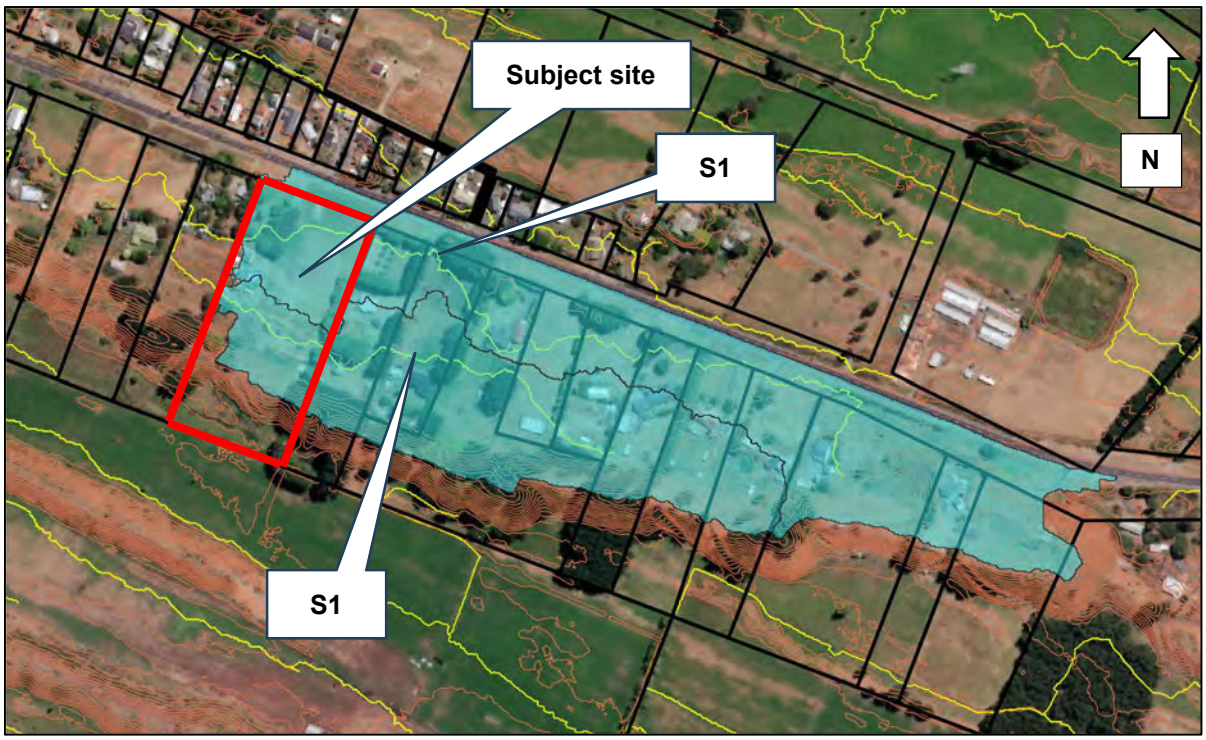


Figure 11: OLFP's S1 and S2 Modelled with HEC-HMS

5.3.4 OLFP's Characteristics

The two OLFP were analysed and yielded the results as shown in Table 1 below.

Table 1: OLFP Analysis Input Data & Results

DESCRIPTION	OLFP S1	OLFP S2
Basin Area **(m^2)**	45 600	65 400
Longest Flow Path **(m)**	500	700
Slope **(m/m)**	0.003	0.007
Time of Concentration **(hours)**	0.333	0.333
Lag Time **(minutes)**	11.6	11.6
1% AEP Discharge Rate at Western Boundary of the Subject Site **(l/s)**	550	780

5.3.5 Critical Cross Sections Analysed

We have used HEC-RAS to evaluate various cross sections throughout the subject site to determine the extent of flooding caused by the two OLFP's. The cross sections for the two respective OLFP's are identified in Figure 12 below.

Figure 12: Cross Sections Analysed in HEC-RAS

The cross sections were analysed using a manning's "n" coefficient of 0.035 which corresponds with pasture located in a flood plain. The results are shown in Table 2 and Table 3 (output data from HEC-RAS).

Table 2: OLFP S1 Results (1% AEP) from HEC-RAS

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
Reach 1	50	PF 1	0.55	8.14	8.28	8.26	8.29	0.014763	0.47	1.17	23.23	0.67
Reach 1	40	PF 1	0.55	7.96	8.05	8.05	8.08	0.031078	0.74	0.74	13.15	1.00
Reach 1	30	PF 1	0.55	7.78	7.98		7.98	0.002234	0.30	1.83	17.52	0.30
Reach 1	10	PF 1	0.55	7.76	7.95		7.96	0.000871	0.21	2.66	21.94	0.19
Reach 1	0	PF 1	0.55	7.83	7.90	7.90	7.93	0.033186	0.67	0.82	17.63	1.00

Table 3: OLFP S2 Results (1% AEP) from HEC-RAS

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(m3/s)	(m)	(m)	(m)	(m)	(m/m)	(m/s)	(m2)	(m)	
Reach 2	50	PF 1	0.78	7.71	7.91		7.91	0.000944	0.18	4.22	43.75	0.19
Reach 2	40	PF 1	0.78	7.72	7.90		7.91	0.000498	0.15	5.18	45.02	0.14
Reach 2	30	PF 1	0.78	7.75	7.89		7.89	0.005836	0.37	2.11	31.03	0.45
Reach 2	10	PF 1	0.78	7.67	7.80		7.80	0.003614	0.26	2.98	50.57	0.34
Reach 2	0	PF 1	0.78	7.60	7.69	7.69	7.72	0.032514	0.70	1.12	22.57	1.00

We have used the water surface elevations identified (red boxes) above and plotted these in the Civil 3D model to determine which of the proposed dwellings will be affected when the flow paths become active. The outer extent of the OLFP's is identified (blue lines) in Figure 13 below.

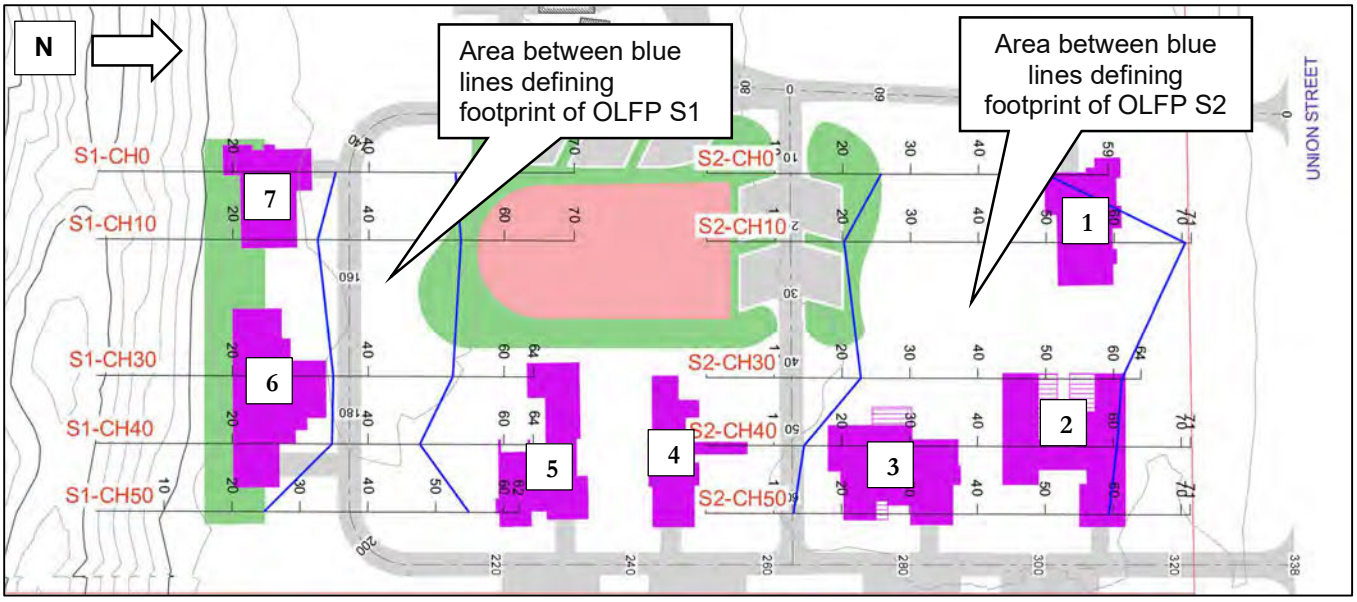


Figure 13: Outer extent of OLFP's (1% AEP)

The individual cross-sectional outputs from HEC-RAS are included in Appendix G of the report.

5.3.6 Flooding OLFP S1

The Austroads 2010 Part 5 guidelines define the maximum values for flow depth times velocity as 0.4 m^2/s for pedestrian safety and 0.6 m^2/s for vehicle safety. The maximum flow depth x velocity for this OLFP has been calculated at below 0.3 m^2/s and is therefore not considered a significant threat to pedestrian or vehicle safety.

The building footprints associated with OLFP S1 are generally not located within the OLFP as can be seen in Figure 13. Should the final extent of earthworks for dwelling 6 interfere with the OLFP the OLFP would be pushed over to the east with no resulting adverse effects on the site or downstream. Timber sub-floors or elevated concrete slab on grade can be used for the dwellings adjacent to OLFP S1.

In accordance with NZS 4404:2010 a freeboard of 500mm is required from the 1% AEP water surface level to the *building platform level or the underside of the floor joists.*

Considering cross-section S1-CH50 a minimum level of RL: 8.78m is required for the *building platform level or the underside of the floor joists* for dwelling 4, 5 and 6. Considering cross-section S1-CH10 a minimum level of RL: 8.45m is required for the *building platform level or the underside of the floor joists* for dwelling 7.

5.3.7 Flooding OLFP S2

The Austroads 2010 Part 5 guidelines define the maximum values for flow depth times velocity as 0.4 m^2/s for pedestrian safety and 0.6 m^2/s for vehicle safety. The maximum flow depth x velocity for this OLFP has been calculated at below 0.3 m^2/s and is therefore not considered a significant threat to pedestrian or vehicle safety.

The building footprints associated with OLFP S2 are generally within the OLFP. The outer extent of the OLFP on S2-CH10 is located almost on the boundary of the site. If slab on grade is incorporated in the dwellings 1, 2 and 3 the displacement of the flooding in OLFP S2 will be pushed out beyond the extent of the site, raise the maximum water surface elevation and will result in adverse effects on the receiving environment.

Based on the above timber sub-floors are recommended for dwellings 1, 2 and 3.

Considering cross-section S2-CH50 a minimum level of RL: 8.41m is required for dwelling 2 and 3. Considering cross-section S2-CH10 a minimum level of RL: 8.30m is required for dwelling 1. Both these RL's define the level of the underside of the floor joists.

5.3.8 Other Considerations

Where timber sub-floors are to be enclosed the water surface levels as per Table 2 and Table 3 need to be considered and permeable sub-floor cladding used i.e., 20mm gaps between horizontal timber cladding or similar that is also terminated a minimum of 150mm above surrounding ground.

We recommend that permeable fencing within OLFP's (on boundaries or within the site) be permeable type fencing i.e., pool fencing or similar. Obstructions below the water surface levels (in the OLFP's) defined Table 2 and Table 3 are not permitted.

5.4 Stormwater Neutrality

5.4.1 Soakage Testing & Subsurface Conditions

During the geotechnical investigation by LDE Ltd dune deposits were encountered below the topsoil layer. The hand augered boreholes indicated that the soils beneath the building sites generally increase in moisture content with depth, becoming moist to saturated at a minimum of approximately 1.7m bgl, which is likely the indicator of the position of the elevated seasonal water level. Standing groundwater was measured at the conclusion of drilling at a minimum depth of 1.9m bgl.

Six falling head soakage tests were conducted in accordance with E1 of the NZBC during the geotechnical investigation on 16 August 2024. The testing locations are identified in Figure 14 below.

Figure 14: Soakage test locations

Soakage for the subject site was identified to be relatively high and deemed the favourable option for stormwater disposal and to achieve stormwater neutrality.

5.4.2 Scope in Terms of Area

It is intended to mitigate the effect of increased peak stormwater flow rates due to an increase in runoff resulting from the proposed development. As such, this analysis will only consider the area of the footprint to be developed rather than the site in its entirety.

5.4.3 Impervious Areas Created by Development

The scheme plan was analysed to determine the impervious areas to be created by the proposed development. The impervious areas along with adopted runoff coefficients (Rational Method) for pre- and post-development used to calculate stormwater neutrality are summarised in Table 4 below.

Table 4: Summary of Areas Relevant to Stormwater Neutrality Calculation and Associated Runoff Coefficients

DESCRIPTION	AREA (m^2)	PREDEVELOPMENT RUNOFF COEFFICIENT[1]	POSTDEVELOPMENT RUNOFF COEFFICIENT[2]
New Dwelling 1	160	0.30	0.90
New Dwelling 2	250	0.30	0.90
New Dwelling 3	225	0.30	0.90
New Dwelling 4	170	0.30	0.90
New Dwelling 5	205	0.30	0.90
New Dwelling 6	250	0.30	0.90
New Dwelling 7	145	0.30	0.90
Court Area	700	0.30	0.90
Road	1,720	0.30	0.90
TOTAL	3,825		

5.4.4 Predevelopment and Unmitigated Post-development Peak Discharge

Considering the worst-case scenario the 10-minute duration for a 1% AEP design rainfall intensity (114.6mm/hr) was used to calculate the predevelopment peak discharge. To calculate the post-development unmitigated peak discharge a 16% increase of the 10-minutes duration for a 1% AEP design rainfall intensity (132.9mm/hr) was included to allow for climate change.

A peak discharge of 36.5 l/s was calculated for the predevelopment scenario. This peak discharge is considered conservative due to the storage volumes in the rainwater harvesting tanks not being considered. It is unlikely that all tanks will overflow simultaneously. These tanks will also reduce the increase in the volume of runoff exiting the site during storm events.

A peak discharge of 127.1 l/s was calculated for the unmitigated post-development scenario.

[1] In terms of New Zealand Building Code considering medium soakage soil types - pasture
[2] In terms of New Zealand Building Code considering fully roofed and/or sealed developments

5.4.5 Site Soakage Requirement in Terms of Discharge Rate

Based on the predevelopment scenario and unmitigated post-development scenario the peak discharge (calculated as per Section 5.4.4) soakage must be provided to mitigate 90.6 l/s.

Providing soakage up to 90.6 l/s will achieve stormwater neutrality for the 50% AEP, 20% AEP, 10% AEP, 2% AEP and 1% AEP rainfall events.

5.4.6 Site Soakage Rate

The soakage rate used in the design was calculated by multiplying the average soakage rate of the six soakage tests by 50%. A soakage design rate of 2,505mm/hr (0.695 l/s/m^2) was calculated. The calculation is shown in Table 5 below.

Table 5: Soakage Design Rate Calculation

SOAKPIT #	SOAKAGE RATES (Per m^2)
ST1	6,199 (mm/hr)
ST2	7,886 (mm/hr)
ST3	4,080 (mm/hr)
ST4	2,743 (mm/hr)
ST5	1,748 (mm/hr)
ST6	7,399 (mm/hr)
Total	30,055 (mm/hr)
Average	5,009 (mm/hr)
Soakage Design Rate (50% Average)	2,505 (mm/hr)
Soakage Design Rate (50% Average)	0.695 l/s

5.4.7 Site Soakage Requirement in Terms of Area Required to Drain to Soakage

As noted previously a minimum soakage rate of 90.6 l/s is required to achieve hydraulic neutrality. Therefore, the minimum impervious area (using a runoff coefficient of 0.9) required to drain to the proposed soak pits is 2,726m^2.

5.4.8 Soakage Device Details

Due to the soakage rate for the site being relatively high, providing storage volume in the soakage devices is not, in our opinion, essential to achieve an optimal design. It is recommended that various soakage devices are installed for the various components of the development to a minimum depth considered practical.

Based on the 90.6 l/s that needs to be mitigated (calculated in Section 5.4.5) and the soakage rate (defined in Section 5.4.6) determined for the site, a total soakage footprint of 130m^2 is required. Each square metre of soakage will need to accommodate an impervious catchment area of at least 21m^2 in order to achieve stormwater neutrality up the 1% AEP.

Table 6 below indicates the soakage area required for the various components of the development at this stage.

Table 6: Soakage Area Associated with Various Components of Development

DESCRIPTION	AREA DRAINING TO SOAKAGE	ASSOCIATED SOAKAGE AREA (m^2)
New Dwelling 1	160	7.6
New Dwelling 2	250	11.9
New Dwelling 3	225	10.7
New Dwelling 4	170	8.1
New Dwelling 5	205	9.8
New Dwelling 6	250	11.9
New Dwelling 7	145	6.9
Court Area	700	33.3
Road	625[3]	29.8
TOTAL	**2,730**	**130.0**

If at building consent stage the proposed impervious roof, driveway and/or court areas change, the soakage calculations will need to be revised, and soak pit sizes are likely to change.

[3] Only a portion of roads applicable to soakage

5.4.8.1 Soakage Device for Dwellings

Figure 15 and Figure 16 show a plan and typical cross-section through the proposed soak pits applicable to the dwellings.

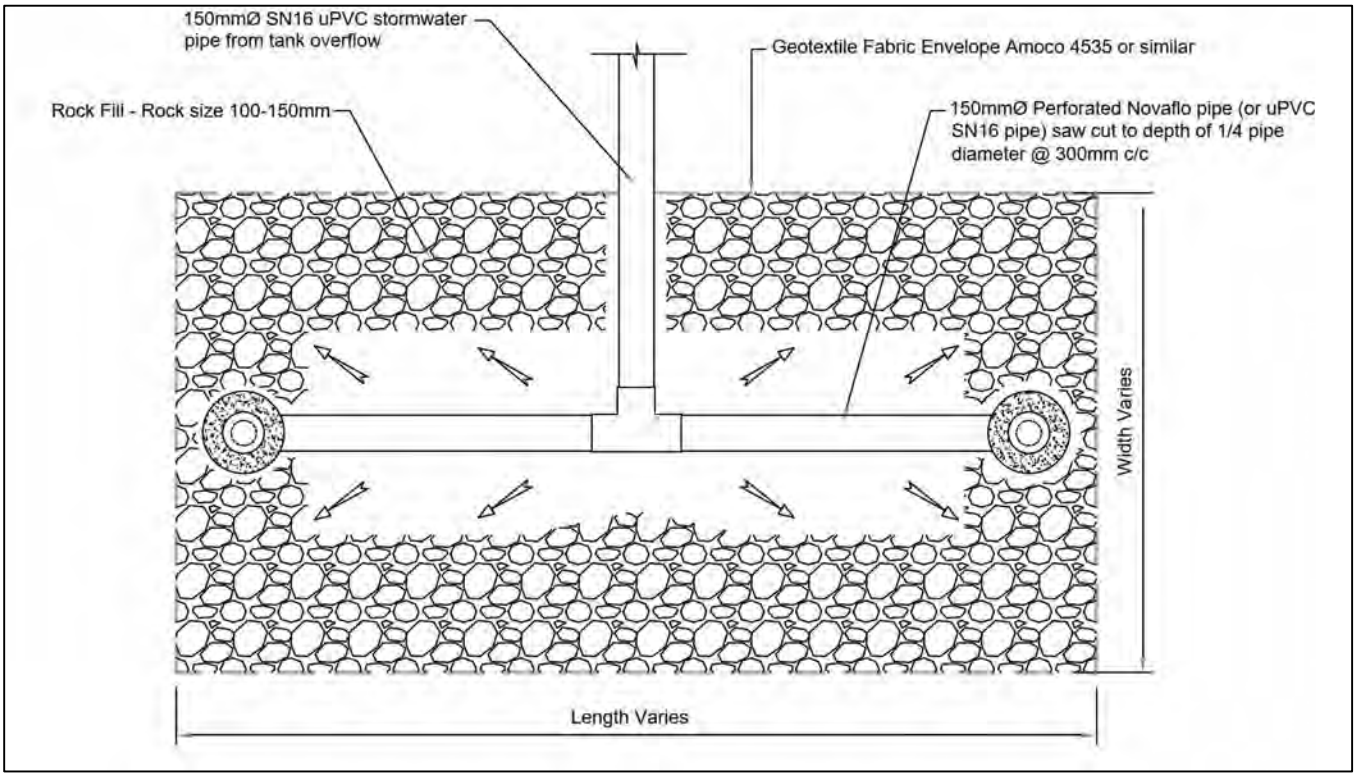


Figure 15: Soak Pit for Dwellings – Rock filled (Plan View)

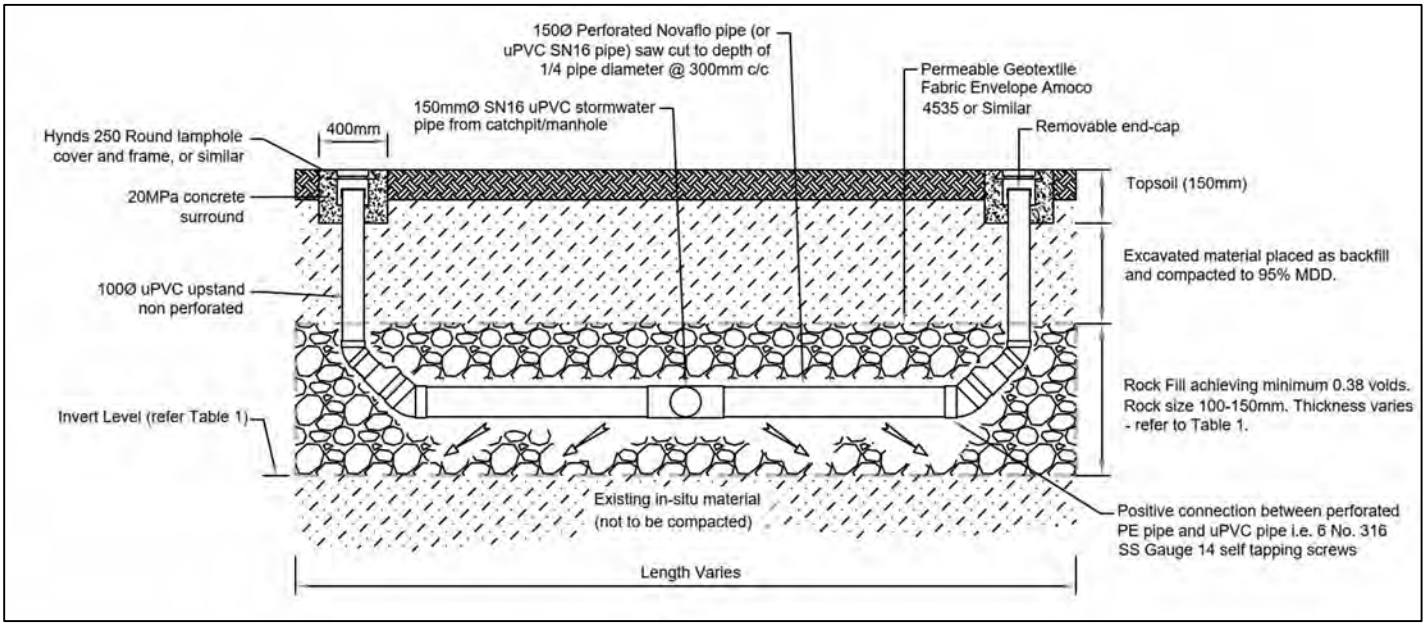


Figure 16: Soak Pit for Dwellings – Rock filled (Cross-section View)

5.4.8.2 Soakage Device for Court Area

The soakage device in Figure 17 & Figure 18 below is recommended for the court area.

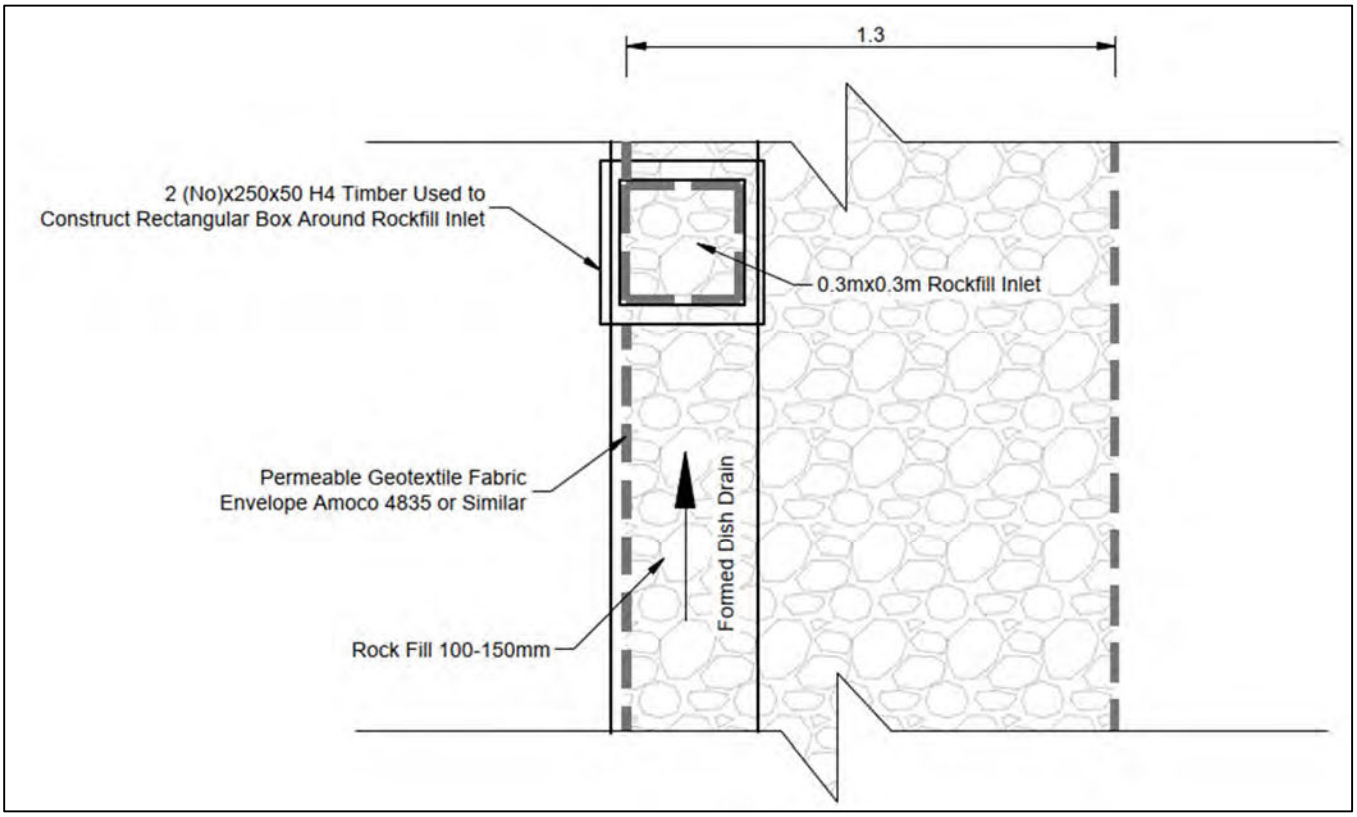


Figure 17: Soak Pit for Court Area – Rock filled (Plan View)

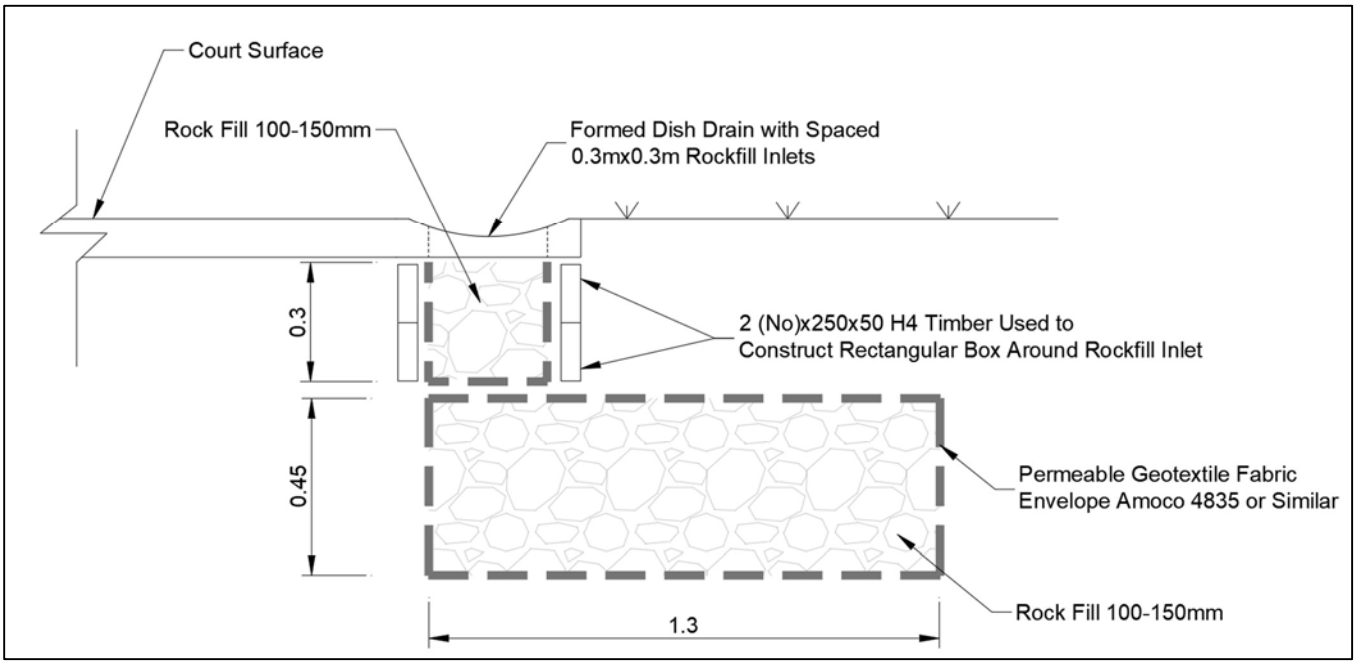


Figure 18: Soak Pit for Court Area – Rock filled (Cross-section View)

5.4.8.3 Soakage Device for Roads

The soakage device as per Figure 19 & Figure 20 below is recommended for part of the runoff from the new roads.

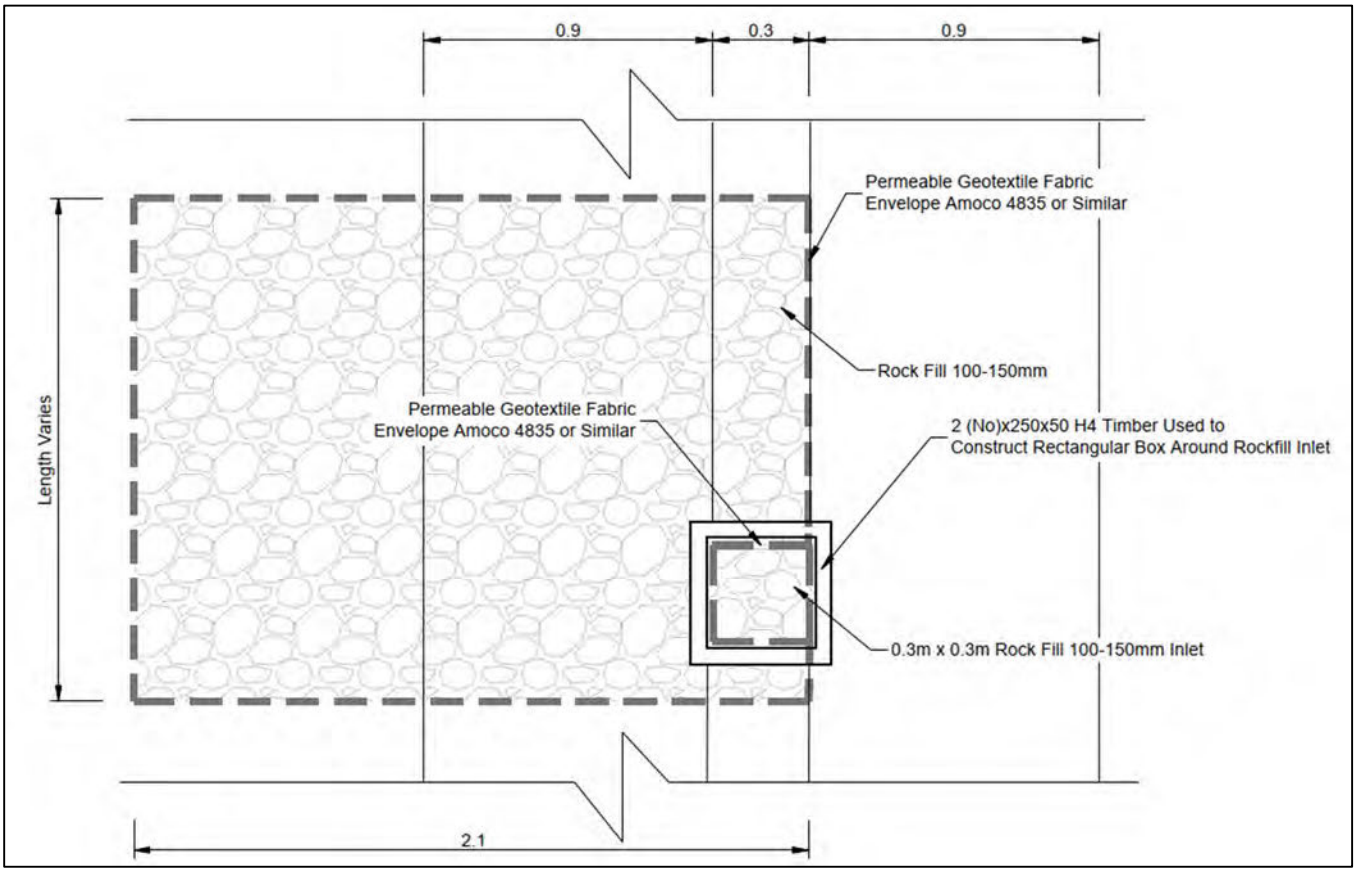


Figure 19: Soak Pit for Roads - Rock filled (Plan View)

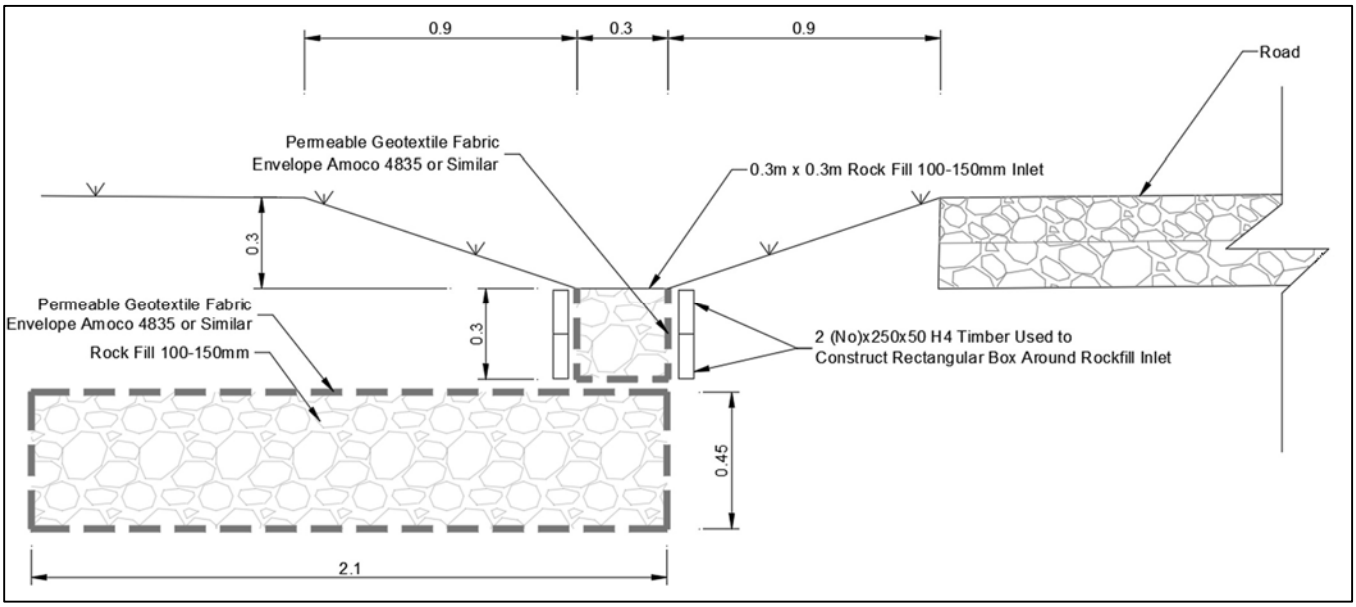


Figure 20: Soak Pit for Roads – Rock filled (Cross-section View)

6 WATER SUPPLY

6.1 Onsite Supply

Potable water supply will be via rainwater harvesting from roof areas. We recommend installing a minimum tank volume of 25,000 litres/dwelling. Gutter guards or similar should be incorporated and appropriate filters can be installed to improve water quality.

Provisional locations of the tanks are shown on the engineering drawings (dwg C02) included in Appendix A. These locations can be varied at building consent stage.

6.2 Firefighting Water Supply

The NZ Fire Service Firefighting Water Supplies Code of Practise requires that 45,000 litres of firefighting water supply be within a 90m radius of all residential dwellings in the the rural setting.

To comply with this requirement, we propose to enlarge the existing swimming pool and the water will be used for firefighting purposes if required. The 90m radius from the swimming pool can be seen on the engineering drawings (dwg C02) included in Appendix A.

In terms of hardstand area for firefighting appliance, the code noted above requires that this should not be less than 4.5 m in width by 11 m in length. The proposed layout complies with this requirement.

7 WASTEWATER

The communal on-site wastewater treatment system and disposal field has been designed by Wright Tanks. A design report compiled by Wright Tanks is included in Appendix G of our report. Details of the wastewater in terms of the layout have been included in the LDE engineering drawings (dwg C02) in Appendix A.

8 EARTHWORKS

8.1 General

The proposed earthworks are to be undertaken within Council's earthworks season and during periods of fine weather. The earthworks will include installation of erosion and sediment control devices.

Subject to detailed design, earthworks for the development will be carried out over a maximum area of some 5,000m^2 with a cut of 1,100m^3, fill volume of 650m^3 and spoil volume of 450m^3. Approximately 700m^3 of material will need to be imported for the construction of layer works (GAP65 and GAP40) for the roads, vehicles crossings and parking areas. The earthworks model considers the design pavement depth to be 300mm for the roads, vehicles crossings and parking areas. This will be refined as part of the detailed design and once construction starts, testing of the exposed subgrade will be completed to confirm the actual CBR.

The earthworks volume is a solid measure and the suitability of any material used for fill must be confirmed by the geotechnical engineer prior to use, noting that lab testing may be required in some instances. Engineering plans detailing the extent of proposed earthworks (dwg C03) are included in Appendix A.

8.2 Extent of Cut & Fill

Excavations to a maximum of 1.0m is expected which is mostly associated with the soakage devices. Most other excavations are generally less than 0.5m deep. If concrete slab on grade is the chosen floor system cut slopes of 1(V):2(H) will be required to provide clearance between the ground and the cladding and to facilitate access to the rear of dwellings 6 and 7. Conversely, fill of up to 0.7m will be required for dwellings 4, 5, 7 and 6 for slab on grade if this is the preferred option

8.3 Road Corridor Batter Slopes & Retaining Walls

The road generally follows the existing ground which omits the need for any noteworthy batters.

The building platforms, where applicable, are battered to natural ground level by means of 1(V):5(H) where achievable. Only dwelling 4 incorporates a steeper fill batter of 1(V):3(H).

The front of dwellings 4, 5 and 6 will require retaining walls where batters are not feasible, if slab on grade is the chosen option. We envisage the retaining wall height will average approximately 0.5 m and that batters are not permitted in the OLFP's.

8.4 Erosion and Sediment Control Methodology

Erosion and sediment control and site stabilisation during the earthworks will be undertaken in general accordance with the provisions set out in Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05). Earthworks undertaken in accordance with these guidelines will minimise and/or mitigate any adverse environmental effects of sediment discharge during the works, through appropriate design, use of and maintenance of erosion and sediment control measures.

The proposed erosion and sediment control methodology is detailed in the following subsections and on the engineering drawings. It is noted that the methodology may be subject to change depending on the Contractors construction operation and phasing which will be discussed with the Council's monitoring officer at the time of construction.

8.5 Erosion and Sediment Control Devices

A drawing (dwg C05) is included in Appendix A showing the possible erosion and sediment control measures to form part of the project. The proposed erosion and sediment control measures are as follows:

- Construct stabilized access with drainage aggregate.
- Construct bund along eastern edge followed by bunds traversing the site.
- Construct silt fences downstream of all construction footprints.
- Maintain access, bunds and silt fences until the site is stabilized.

8.6 Construction Sequence Consideration

The following construction sequence considerations are proposed:

- Where bunds are proposed for clean water diversion along the eastern boundary, it is proposed that the base course and sub-base course under the proposed parking bays be constructed first, and the bunds be placed on the base course. The bunds should be removed when the site is stabilized.
- Soakage devices to be constructed at the end of the project to avoid sedimentation of the soak pits.

9 VEHICLE ACCESS AND ROADING

9.1 General

To provide pedestrian and vehicular access to the site an access road with associated various parking area are proposed along the eastern boundary. The proposed accessway forms a ring road by connecting the existing driveway which is also to be upgraded. Approximately halfway along the access road along the eastern boundary an additional connecting accessway with parking have been incorporated.

The width of the proposed access road will only allow for one-way traffic and will be metalled for the interim with the view to sealing later.

9.2 Vehicle Crossing

Two metalled vehicle crossings to Union Street which are 3.5m wide are proposed to access the property. It is proposed to replace the existing culvert and crossing. The design for the vehicle crossings is included in the engineering drawings (dwg R02) under Appendix A.

The vehicle crossing design makes provision for sufficient space between the edge of the road and the point of entry (gate) to allow for a vehicle to park outside the closed gate without interfering with traffic along Foxton Street.

A minimum culvert size of 300Ø Class 4 RCRRJ is proposed with headwalls consisting of Rip-Rap bound together with concrete at either end.

The first 1m from the edge of Union Street into the vehicle crossing is to have a 3% fall away from the Union Street.

9.3 Internal Access Road

The internal access road is to have a width of 3.5m with parking adjacent to the road.

As noted previously, the terrain is relatively flat, and thus the road was designed with vertical gradients less than 5%. A 3% cross fall is proposed. Long sections are included in the engineering drawings (dwg R01) under Appendix A.

All the driveway intersections (from each dwelling) incorporate a bell mouth radii of 3.5m. The halfway ring intersections incorporate inside radii of 5m.

9.4 Parking

Provision have been made for 20 parking spaces centrally on the site and along the eastern boundary various widenings have been incorporated to provide 8 additional parking spaces.

9.5 Layer Works

We envisage that a 150mm thick layer of GAP40 running course with 150mm thick layer of GAP65 basecourse underneath will be adequate for the expected vehicle movements. And we recommended this layer configuration for both accessway and parking areas.

This however will be confirmed at the time of construction and the pavement layer configuration may need to be adjusted to suit subgrade CBR's.

10 Conclusion

The purpose of this report is to accompany a Resource Consent application for the proposed Papakāinga on Section 397 & 397 TN OF Foxton. We consider that the proposed development can be adequately serviced with regards to water supply, firefighting water supply, wastewater, stormwater, and access using the recommendations outlined in this report.

11 Limitations

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

This report has been prepared exclusively for Robin M Hapi Limited in accordance with the brief given to us or the agreed scope and they will be deemed the exclusive owner on full and final payment of the invoice. Information, opinions, and recommendations contained within this report can only be used for the purposes with which it was intended. LDE accepts no liability or responsibility whatsoever for any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

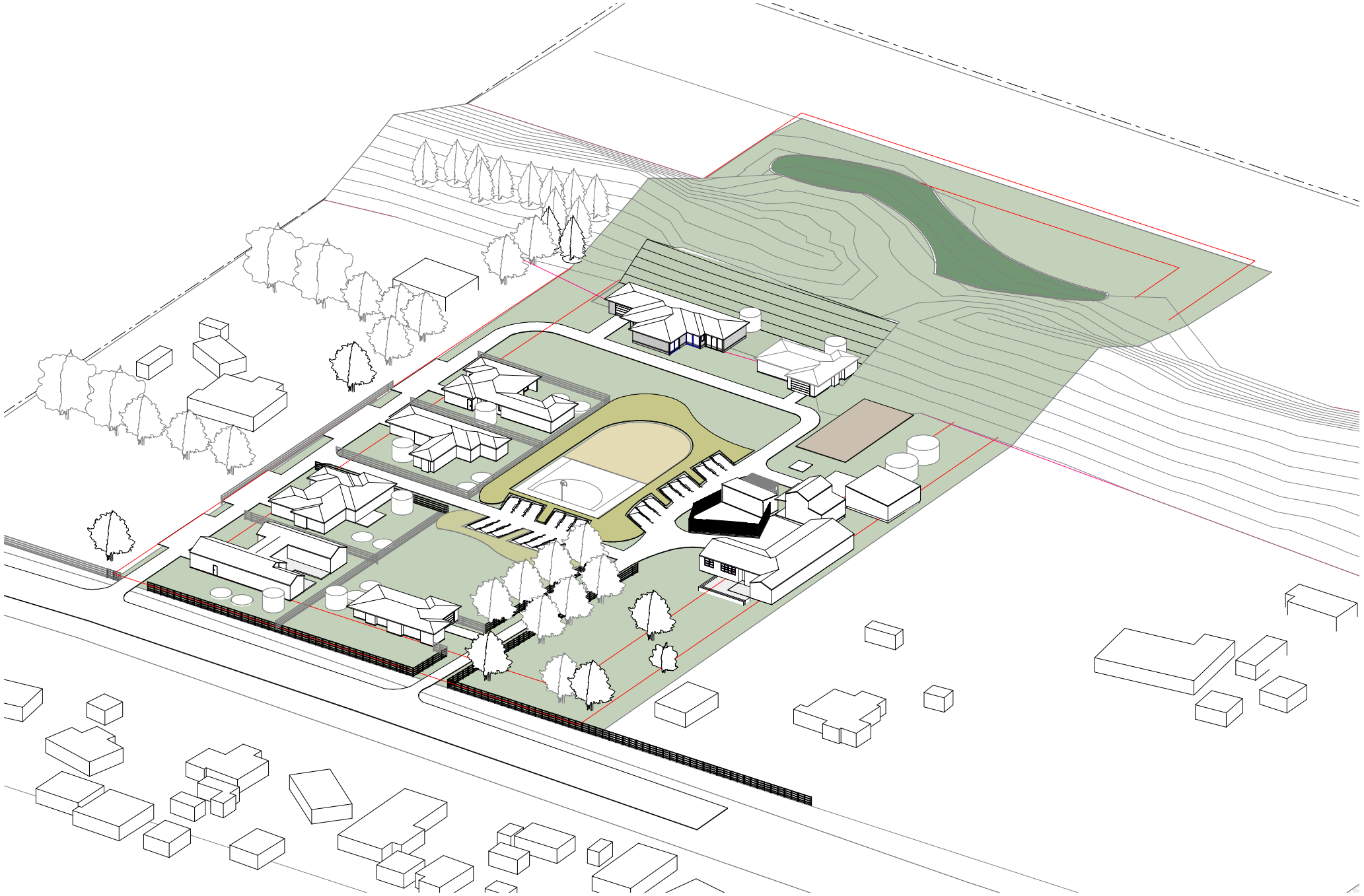
This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

APPENDIX A: PROPOSED SCHEME PLAN

PROPOSED MASTER PLAN

110 - 112 UNION ST, FOXTON PAPAKĀINGA

3D AXO



APPENDIX B: ENGINEERING DRAWINGS

Project Number: 25536
Project Office: Napier
Project Manager: [redacted]

Drawing Status: Resource Consent

112 Union Street, Foxton
Papakāinga

DRAWING INDEX				
SHEET	**DESCRIPTION**	**ISSUE DATE**	**STATUS**	**REVISION**
C01	Existing Site Plan	19/09/2024	Resource Consent	A
C02	Proposed Site Plan	19/09/2024	Resource Consent	A
C03	Earthworks Isopach	19/09/2024	Resource Consent	A
C04	Proposed Site Grades	19/09/2024	Resource Consent	A
C05	Erosion & Sediment Control Plan	19/09/2024	Resource Consent	A
R01	Road Longsections	19/09/2024	Resource Consent	A
R02	Typical Road Cross Sections & Vehicle Crossing Detail	19/09/2024	Resource Consent	A
D01	Typical Construction Detail - Soak Pit for Dwellings	19/09/2024	Resource Consent	A
D02	Typical Construction Details - Soak Pit Under Swale and Court	19/09/2024	Resource Consent	A

Legend

- Subject site boundary
- Other boundaries
- Major contour (1.0m)
- Minor contour (0.5m)
- Fencing
- Native planting

Section 379-381
Town of Foxton

1/1, Section 395
Township of Foxton

1/1, Section 396-397
Town of Foxton

1/1, Lot 2 Deposited
Plan 84352

1/1, Section 398
Town of Foxton

1/1, Lot 1 Deposited
Plan 84352

Existing barn
Existing shed
Existing house
Existing shed
Existing pool

UNION STREET

6.0 7.0 8.0 9.0 10.0 11.0 12.0 13.0 14.0 15.0 16.0

N

0 7.5 15 22.5 30 37.5
Scale 1:750 (m)
Original size = A3

rtile Fabric
n 35 or Similar

oadway
driveway
closed

Client
Robin M Hapi Limited

Project
Papakāinga
112 Union Street, Foxton

Drawing Title
Existing Site Plan

LDE LAND DEVELOPMENT & ENGINEERING

No.	Issue/Revision	Aprvd	Date
A	Resource Consent	J.M.	19/09/2024

Design:	R. Louwrens
Drawn:	R. Louwrens
Approved:	J. Mumford
Scale A3:	1:750

Project status: Resource Consent
Project: 25536
Drawing No: C01
Issue/Rev: A

Legend - General

- Subject site boundary
- Other boundaries
- Major contour (1.0m)
- Minor contour (0.5m)
- Native Planting

Legend - Proposed

- Roads
- Dwellings
- Decks
- Retaining wall
- Water tanks (25,000L)
- Septic
- Wastewater plant
- Effluent disposal area
- Pumped septic line
- Planting
- Half Court
- Swale
- Mara kai
- Hangi Pit
- Soakage device
- Culvert / SW pipe
- Dish drain
- Overland Flow Path

General Notes:

1. Levels are in terms of New Zealand Vertical Datum 2016 (NZVD2016).
2. Coordinates are in terms of NZGD Wanganui 2000.
3. Contours beyond extent of subject site consists of Lidar survey.

Construction Notes:

1. All building work to comply with New Zealand Building Code.
2. All culverts under driveways and vehicle crossing under driveways to be 300Ø.
3. All pipes from roofs to soakage devices to be at least 100Ø.
4. Sediment controls to be installed in general accordance with GD05 Erosion & Sediment Control Guide for Land Disturbing Activities in Auckland Region.
5. Swimming pool to provide 45,000L provision for firefighting purposes.
6. Refer to design report and drawings by Wright Tanks for more comprehensive detail relating to wastewater.
7. The contractor shall be responsible for Traffic Control while undertaking work within the road reserve and must obtain CAR from Council.
8. Refer to drawings R01 and R02 for road longsections, typical cross sections and vehicle crossing construction details.
9. Refer to drawings D01 and D02 for soakpit construction details.

DESCRIPTION	SOAKAGE DEVICE FOOTPRINT (m^2)
New Dwelling 1	7.6
New Dwelling 2	11.9
New Dwelling 3	10.7
New Dwelling 4	8.1
New Dwelling 5	9.8
New Dwelling 6	11.9
New Dwelling 7	6.9
Court Area	33.3
Road CH130	29.8
Road CH290	29.8
TOTAL	130

DWELLING #	BUILDING PLATFORM LEVEL / UNDERSIDE JOISTS LEVEL
1	RL: 8.30m
2	RL: 8.41m
3	RL: 8.41m
4	RL: 8.78m
5	RL: 8.78m
6	RL: 8.78m
7	RL: 8.45m

Section 379-381
Town of Foxton

1/1, Section 395
Township of Foxton

1/1, Section 396-397
Town of Foxton

1/1, Lot 2 Deposited Plan 84352

1/1, Lot 1 Deposited Plan 84352

1/1, Section 398
Town of Foxton

Existing barn
Existing shed
Existing house
Existing shed
Existing pool

90m Firefighting radius shown from swimming pool which is to be used for firefighting storage

Vehicle crossing to be constructed in accordance with detail 6 on DWG R2

Retaining walls shown for dwellings 4, 5 and 6 are on average 0.5m high

Vehicle crossing to be constructed in accordance with detail 6 on DWG R2

UNION STREET

90m Fire Fighting Radius

N

0 7.5 15 22.5 30 37.5
Scale 1:750 (m)
Original size = A3

Client	Project	Drawing Title
Robin M Hapi Limited	Papakāinga 112 Union Street, Foxton	Proposed Site Plan

LDE LAND DEVELOPMENT & ENGINEERING

No.	Issue/Revision	Aprvd	Date
A	Resource Consent	J.M.	19/09/2024

Design:	R. Louwrens
Drawn:	R. Louwrens
Approved:	J. Mumford
Scale A3:	1:750

Project status: Resource Consent
Project: 25536
Drawing No: C02
Issue/Rev: A

Legend - General

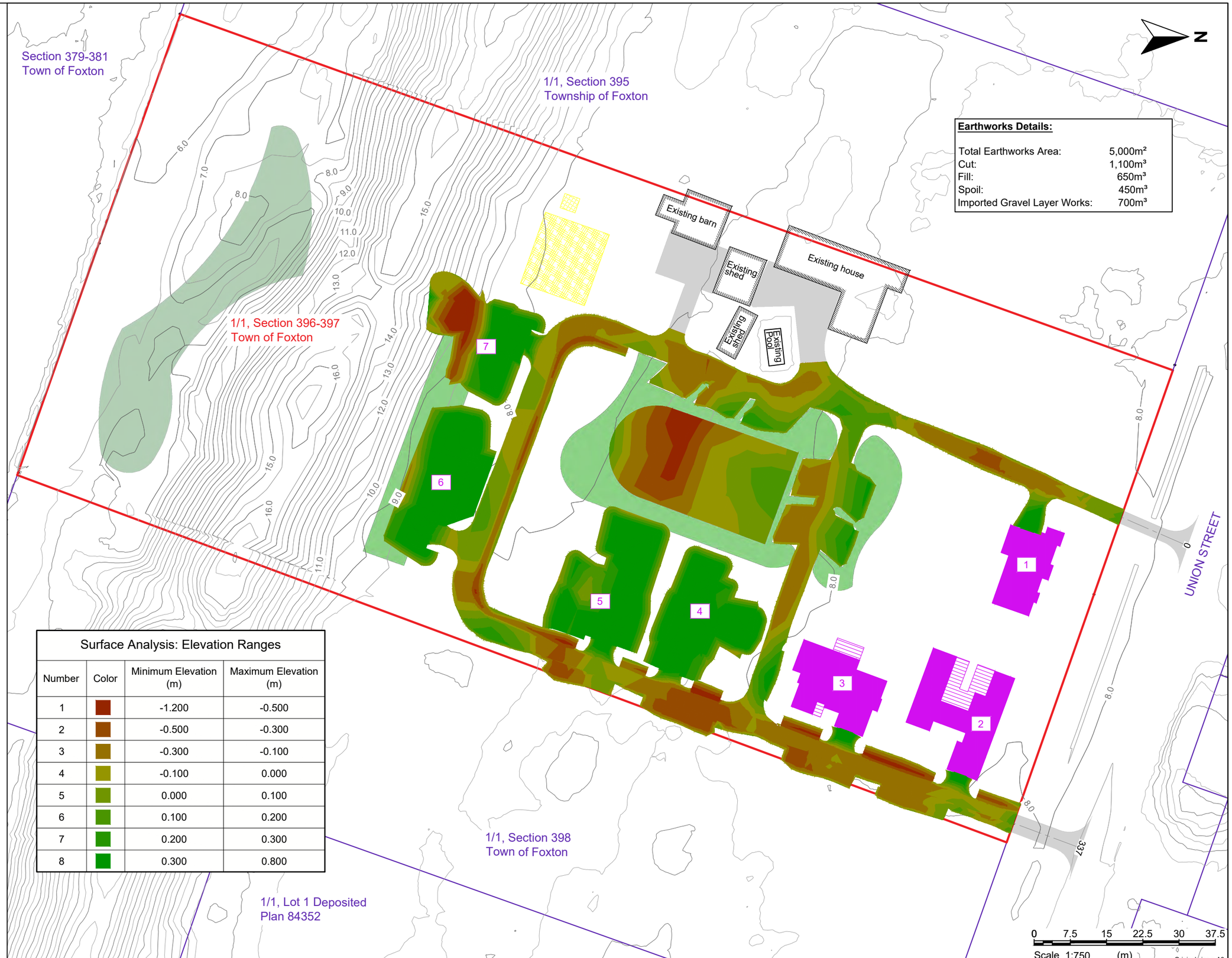
- Subject site boundary
- Other boundaries
- Major contour (1.0m)
- Minor contour (0.5m)
- Native Planting

Legend - Proposed

- Roads
- Dwellings
- Decks
- Mara kai
- Hangi Pit
- Planting
- Half Court

Construction Notes:

1. Sediment controls to be installed in general accordance with GD05 Erosion & Sediment Control Guide for Land Disturbing Activities in Auckland Region.
2. No earthworks to be carried out during periods of wet weather.
3. Exposed earthworks to be stabilised prior to periods of wet weather.
4. Depths shown are the difference between FGL and EGL.
5. Erosion and sediment controls to remain in place until the site is fully stabalized.



Surface Analysis: Elevation Ranges

Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1		-1.200	-0.500
2		-0.500	-0.300
3		-0.300	-0.100
4		-0.100	0.000
5		0.000	0.100
6		0.100	0.200
7		0.200	0.300
8		0.300	0.800

Client: Robin M Hapi Limited

Project: Papakāinga
112 Union Street, Foxton

Drawing Title: Earthworks Isopach

LDE LAND DEVELOPMENT & ENGINEERING

No.	Issue/Revision	Aprvd	Date
A	Resource Consent	J.M.	19/09/2024

Design:	R. Louwrens
Drawn:	R. Louwrens
Approved:	J. Mumford
Scale A3:	1:750

Project status: Resource Consent
Project: 25536
Drawing No: C03
Issue/Rev: A

Legend - General

- Subject site boundary
- Other boundaries
- Major design contour (0.4m)
- Minor design contour (0.2m)
- Native Planting

Legend - Proposed

- Roads
- Dwellings
- Decks
- Retaining wall
- Mara kai
- Hangi Pit
- Planting
- Half Court

Section 379-381
Town of Foxton

1/1, Section 395
Township of Foxton

1/1, Section 396-397
Town of Foxton

Existing barn
Existing shed
Existing house
Existing shed
Existing pool

1/1, Lot 2 Deposited
Plan 84352

1/1, Lot 1 Deposited
Plan 84352

1/1, Section 398
Town of Foxton

UNION STREET

Scale 1:750 (m)

Original size = A3

Client: Robin M Hapi Limited	Project: Papakāinga, 112 Union Street, Foxton	Drawing Title: Proposed Site Grades	LDE LAND DEVELOPMENT & ENGINEERING		Design: R. Louwrens	Project status: Resource Consent	
					Drawn: R. Louwrens	Project: 25536	
					Approved: J. Mumford	Drawing No: C04	Issue/Rev: A
			A. Resource Consent	J.M. 19/09/2024	Scale A3: 1:750		
			No. Issue/Revision	Aprvd. Date			

Legend - General

- Subject site boundary
- Other boundaries
- Major design contour (0.4m)
- Minor design contour (0.2m)
- Native Planting

Legend - Proposed

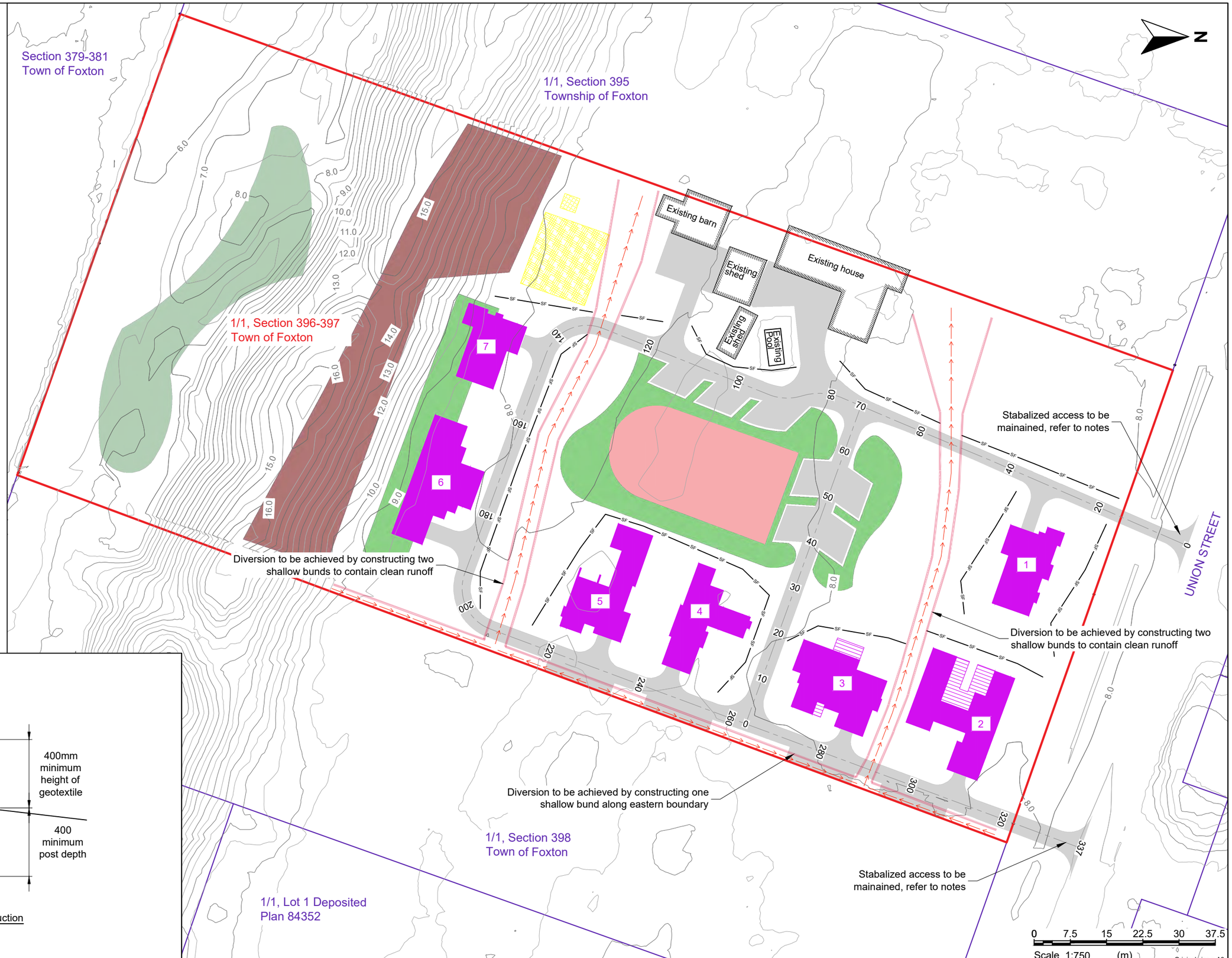
- Roads
- Dwellings
- Decks
- Silt fence
- Clean water diversion
- Mara kai
- Hangi Pit
- Planting
- Half Court

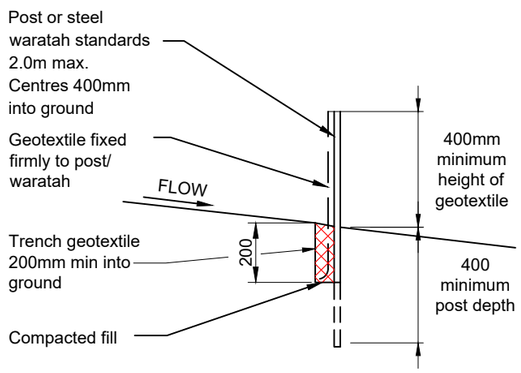
General Notes:

1. Levels are in terms of New Zealand Vertical Datum 2016 (NZVD2016).
2. Coordinates are in terms of NZGD Wanganui 2000.

Erosion and Sediment Control Notes:

3. Sediment controls to be installed in general accordance with GD05 Erosion & Sediment Control Guide for Land Disturbing Activities in Auckland Region.
4. Stabilized access to consist of minimum 3mx10m horizontal dimension and minimum 150mm deep laid on top of woven geotextile.
5. Clean water diversion bunds to be at least 1m wide and 0.3m high consisting of compacted heavy soil.

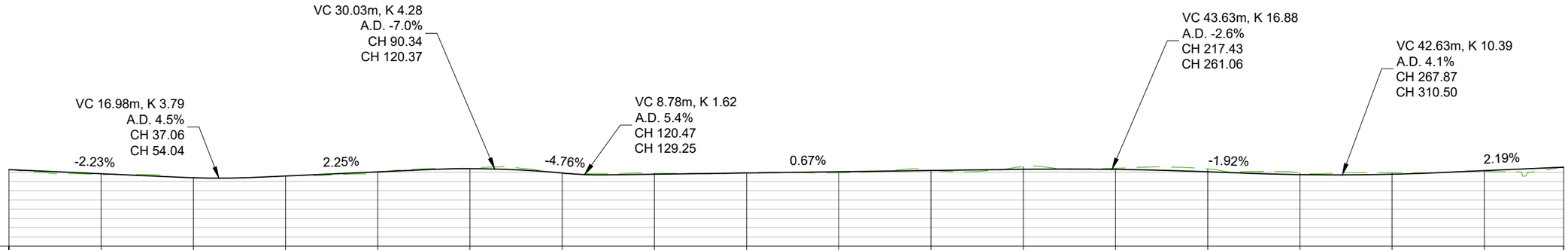




Standard Silt Fence Construction
Scale: NTS

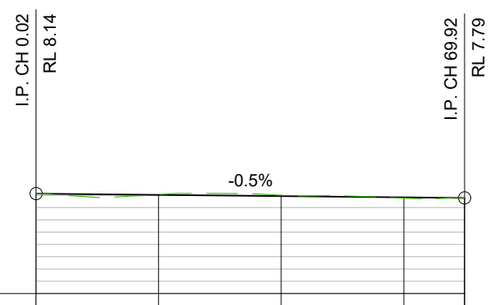
Client: Robin M Hapi Limited	Project: Papakāinga, 112 Union Street, Foxton	Drawing Title: Erosion & Sediment Control Plan	LDE LAND DEVELOPMENT & ENGINEERING	Design: R. Louwrens	Project status: Resource Consent
				Drawn: R. Louwrens	Project: 25536
				Approved: J. Mumford	Drawing No: C05
				Scale A3: 1:750	Issue/Rev: A

No.	Issue/Revision	Aprvd	Date
A	Resource Consent	J.M.	19/09/2024



Design Levels	8.29	7.84	7.40	7.60	8.05	8.39	7.92	7.79	7.92	8.06	8.19	8.32	8.31	8.06	7.75	7.79	8.17	8.55
Existing Levels	8.29	7.76			7.96	8.43	7.90	7.90	7.98	7.95	8.24	8.60	8.44	8.36	7.95	7.96	8.14	8.56
Depth	0.00	+0.08			+0.08	-0.04	+0.02	-0.11	-0.05	+0.11	-0.05	-0.28	-0.13	-0.30	-0.21	-0.17	+0.04	-0.01
Chainage	0.00	20.00	40.00	60.00	80.00	100.00	120.00	140.00	160.00	180.00	200.00	220.00	240.00	260.00	280.00	300.00	320.00	337.23

Long Section (MAIN)
Scale Horizontal 1:20, Vertical 1:10



Design Levels		8.04	7.94	7.84	7.79
Existing Levels	8.14	8.06	8.00	7.76	7.79
Depth		-0.02	-0.07	+0.07	0.00
Chainage	0.00	20.00	40.00	60.00	69.92

Long Section (SUB)
Scale Horizontal 1:20, Vertical 1:10

Original size = A3

Client: Robin M Hapi Limited

Project: Papakāinga
112 Union Street, Foxton

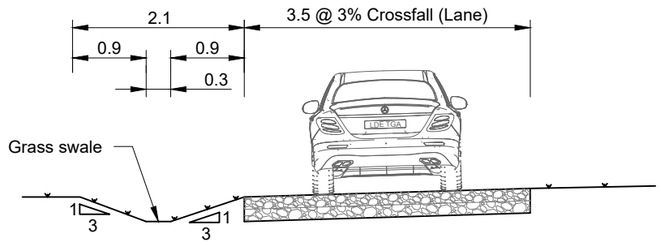
Drawing Title: Road Longsections

LDE LAND DEVELOPMENT & ENGINEERING

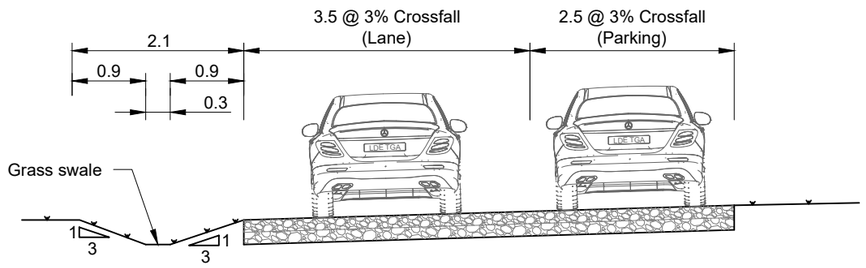
No.	Issue/Revision	Aprvd	Date
A	Resource Consent	J.M.	19/09/2024

Design:	R. Louwrens
Drawn:	R. Louwrens
Approved:	J. Mumford
Scale A3:	1:1000

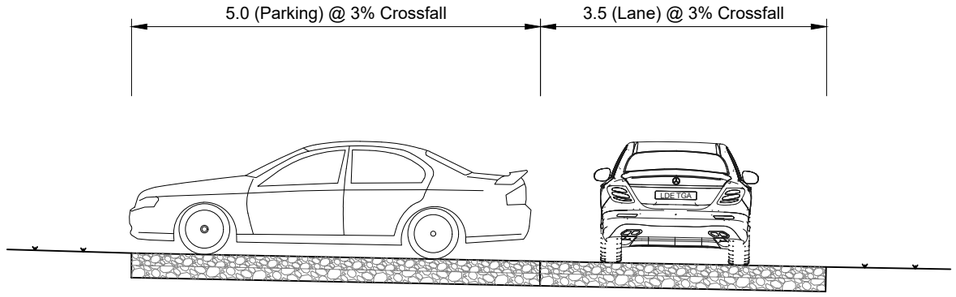
Project status: Resource Consent
Project: 25536
Drawing No: R01
Issue/Rev: A



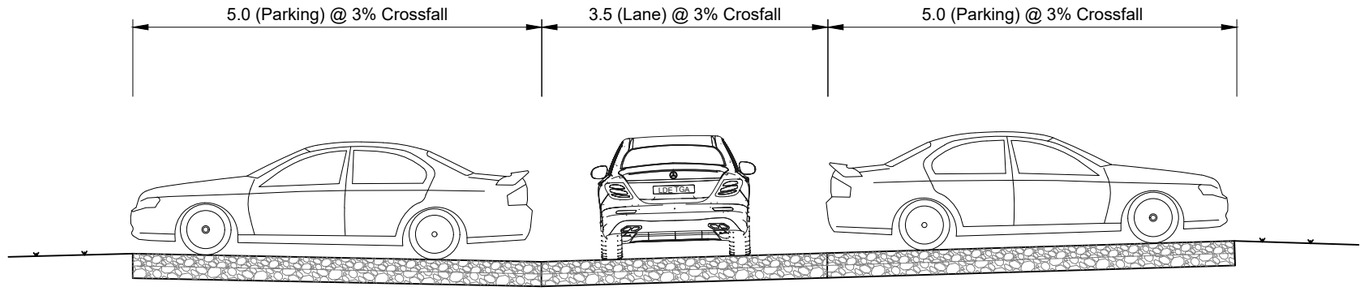
1 / C4 **Typical Cross Section - Detail 1**
Scale 1:75



2 / C4 **Typical Cross Section - Detail 2**
Scale 1:75



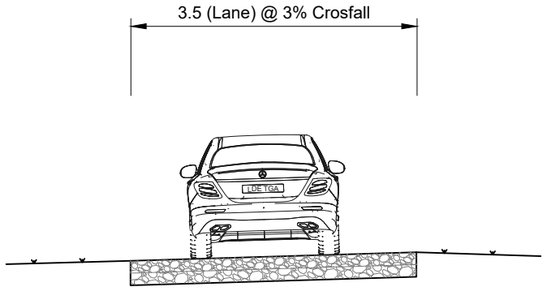
3 / C4 **Typical Cross Section - Detail 3**
Scale 1:75



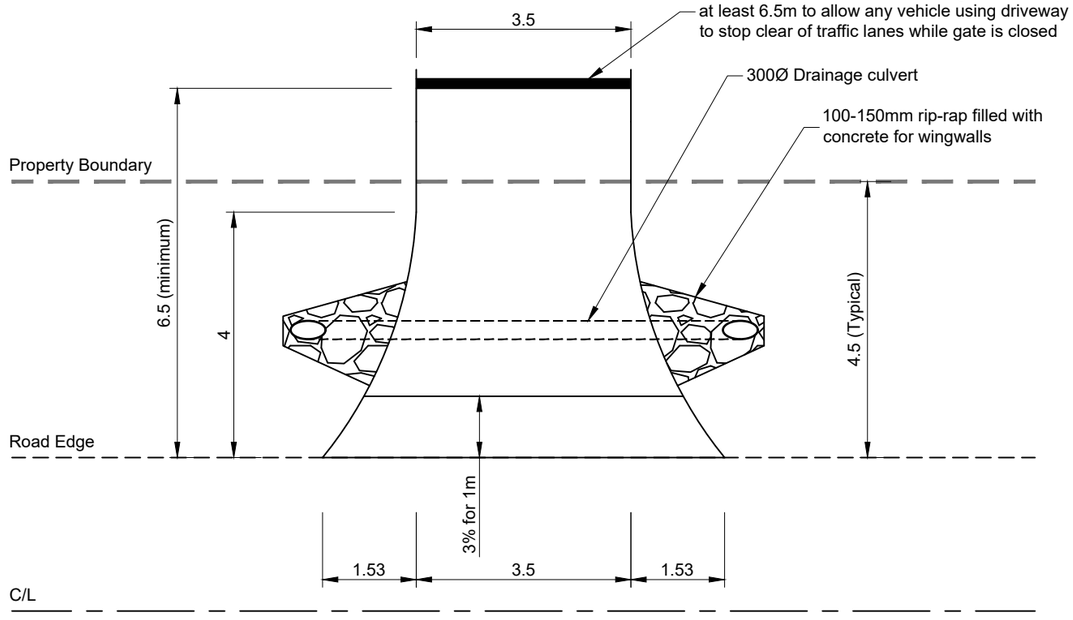
4 / C4 **Typical Cross Section - Detail 4**
Scale 1:75

Layerworks Notes:

1. Running course to consist of 150mm GAP40 compacted to CIV ≥ 35
2. Base course to consist of 150mm GAP65 compacted to CIV ≥ 35
3. Subgrade to be tested. Where subgrade CBR is below 4%, subgrade needs to be stabilized or layer works depths to be increased.



5 / C4 **Typical Cross Section - Detail 5**
Scale 1:75



6 / C4 **Vehicle Crossing - Detail 6**
Scale 1:75

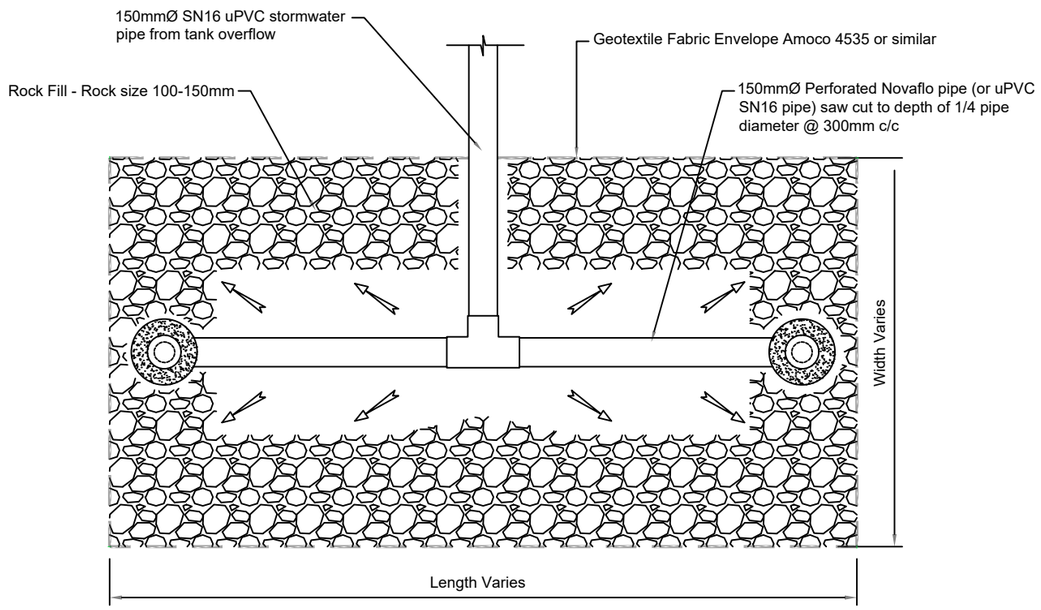
Original size = A3

Client: Robin M Hapi Limited	Project: Papakāinga, 112 Union Street, Foxton	Drawing Title: Typical Road Cross Sections & Vehicle Crossing Detail	LDE LAND DEVELOPMENT & ENGINEERING

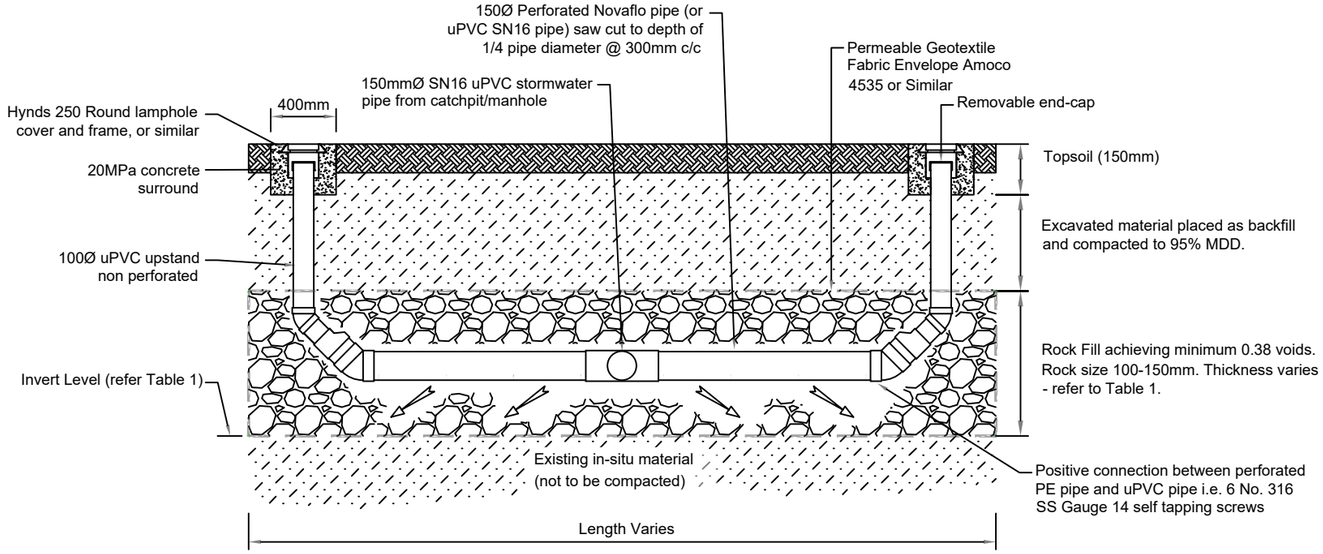
No.	Issue/Revision	Aprvd	Date
A	Resource Consent	J.M.	19/09/2024

Design:	R. Louwrens
Drawn:	R. Louwrens
Approved:	J. Mumford
Scale A3:	1:75

Project status: Resource Consent
Project: 25536
Drawing No: R02
Issue/Rev: A



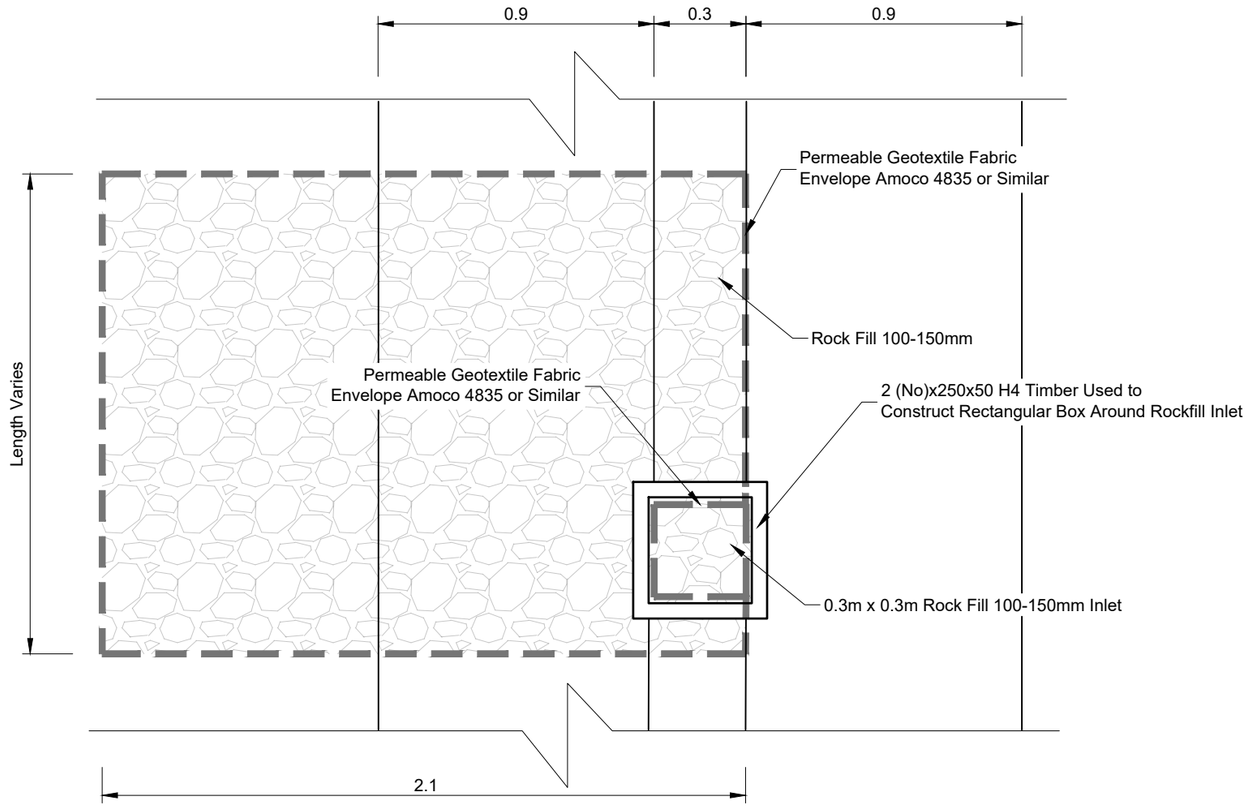
1 C5 **Soak Pit for Dwellings - Rock Filled (Plan View)**
Not to Scale



2 C05 **Soak Pit for Dwellings - Rock Filled (Section View)**
Not to Scale

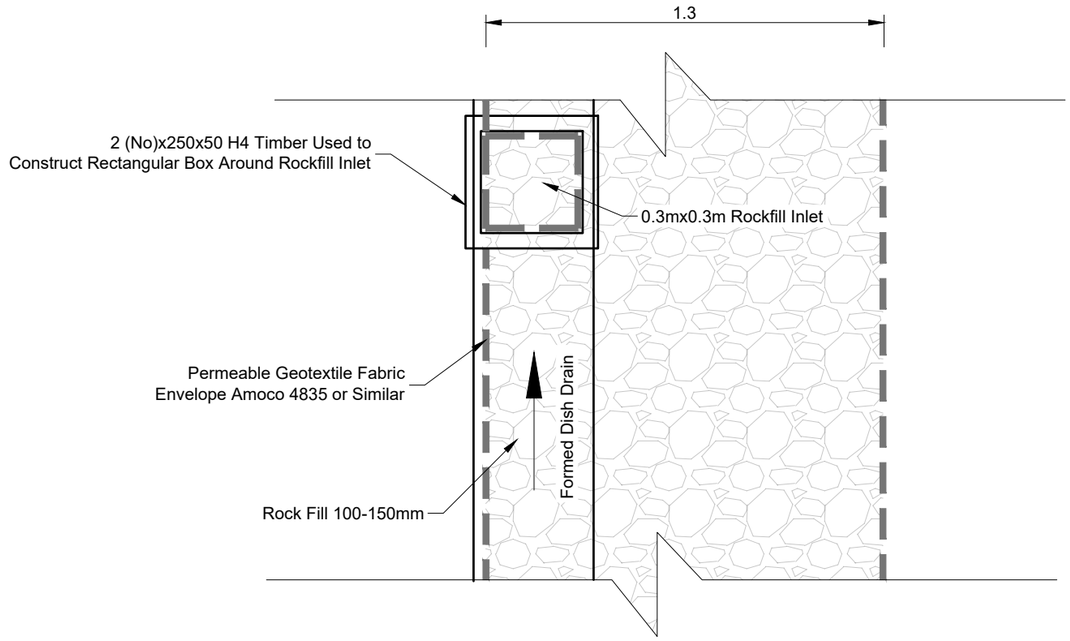
Original size = A3

Client: Robin M Hapi Limited	Project: Papakāinga, 112 Union Street, Foxton	Drawing Title: Typical Construction Details, Soak Pit for Dwellings	LDE Land Development & Engineering	A / Resource Consent / J.M. / 19/09/2024	Design: R. Louwrens	Project status: Resource Consent	
					Drawn: R. Louwrens	Project: 25536	
					Approved: J. Mumford	Drawing No: D01	Issue/Rev: A
					Scale A3: 1:75		



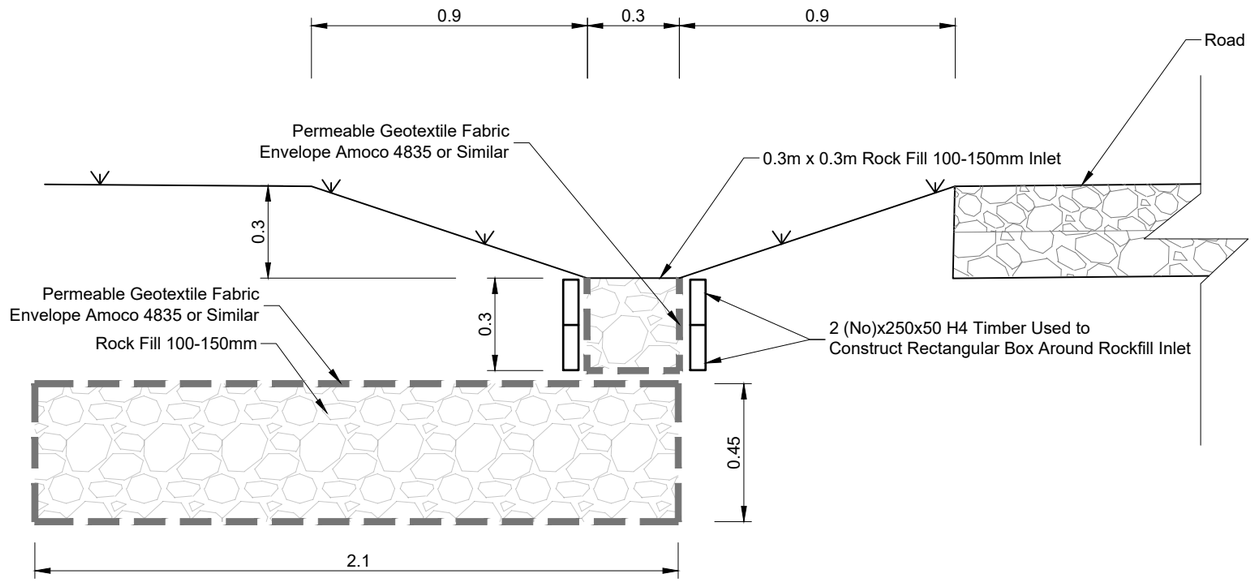
1 C6 **Soak Pit for Roads Under Swale - Rock Filled (Plan View)**

Not to Scale



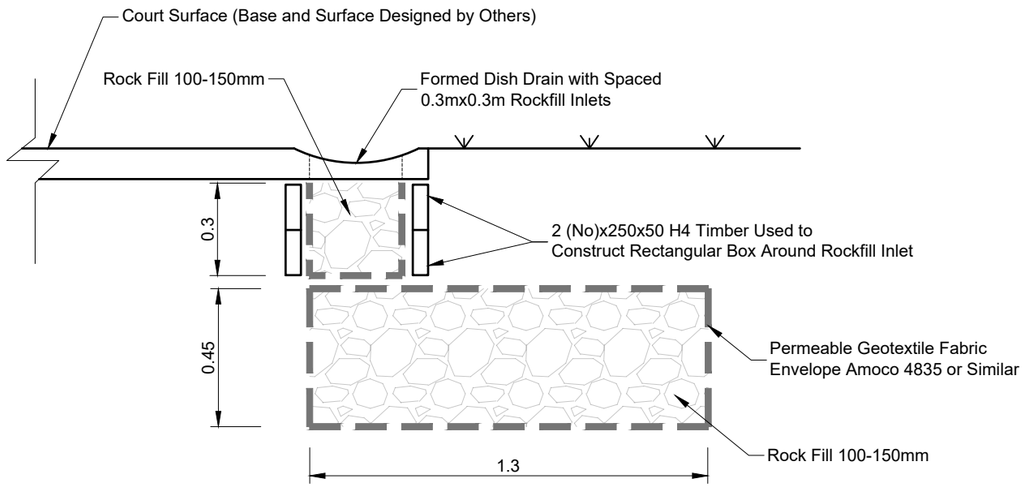
3 C6 **Soak Pit for Court Area - Rock Filled (Plan View)**

Not to Scale



2 C06 **Soak Pit for Roads Under Swale - Rock Filled (Section View)**

Not to Scale



4 C06 **Soak Pit for Court Area - Rock Filled (Section View)**

Not to Scale

Original size = A3

Client: Robin M Hapi Limited	Project: Papakāinga, 112 Union Street, Foxton	Drawing Title: Typical Construction Details, Soak Pit Under Swale and Court	LDE LAND DEVELOPMENT & ENGINEERING	A / Resource Consent / J.M. / 19/09/2024 (No. / Issue/Revision / Aprvd / Date)	Design: R. Louwrens	Project status: Resource Consent	
					Drawn: R. Louwrens	Project: 25536	
					Approved: J. Mumford	Drawing No: D02	Issue/Rev: A
					Scale A3: 1:75		

APPENDIX C: SOAKAGE TEST AND BOREHOLE LOGS

FALLING HEAD TEST

As Per NZ Building Code - Clause E1 - Surface Water

BOREHOLE No: ST1

Client:	Rahera Hapi-Moresi	**Project:**	Papakainga	**LDE Project No.:**	25536
Project Location:	112 Union Road, Foxton	**Borehole Location:**	Refer to site plan	**Hole started:**	16/08/2024
				Hole completed:	16/08/2024
Co-ordinates:	-40.482171° Lat	**R.L.** m	**Drill method:** 100 mm diameter hand auger	**Drilled by:**	AT
	175.298469° Long			**Logged by:**	AT

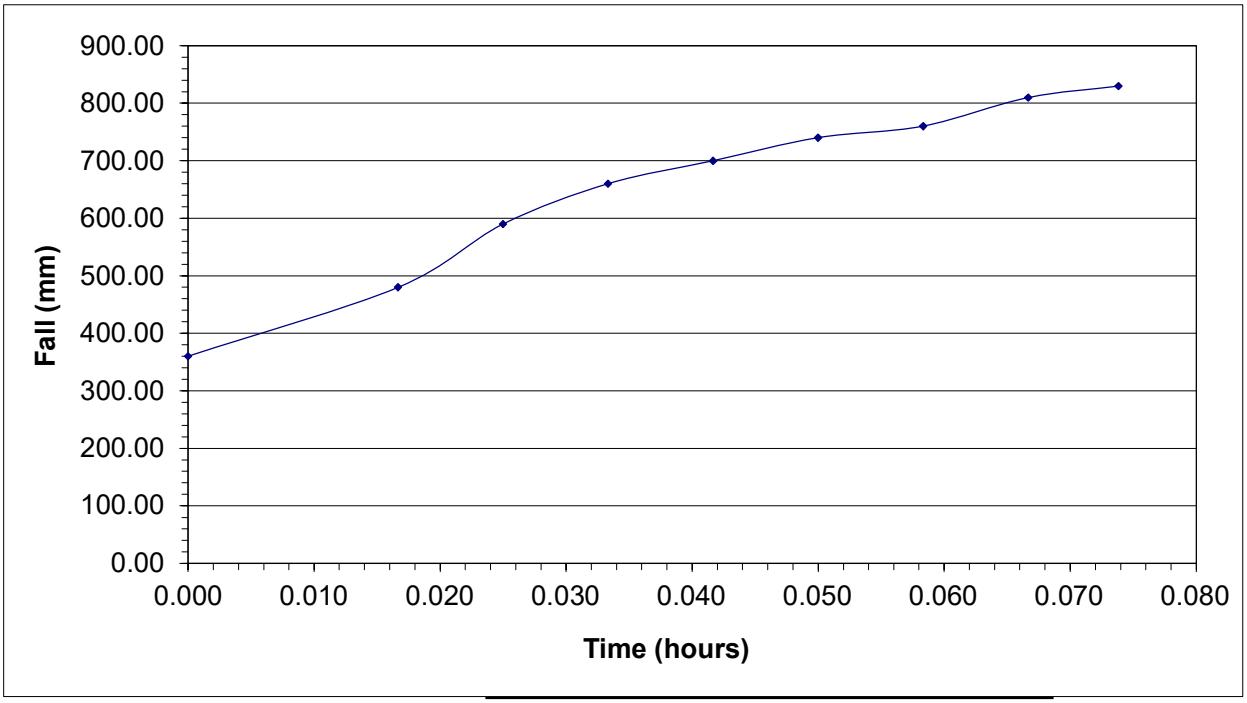
Data

Time		Time	Depth to Water Level	Soakage Rate
hour	min	(decimal hrs)	Below GL (mm)	(mm/hr)
0	0.50	0.000	360.00	-
0	1.00	0.017	480.00	7200
0	1.50	0.025	590.00	13200
0	2.00	0.033	660.00	8400
0	2.50	0.042	700.00	4800
0	3.00	0.050	740.00	4800
0	3.50	0.058	760.00	2400
0	4.00	0.067	810.00	6000
0	4.43	0.074	830.00	2791

Results

Soakage Rate

S_r = **6199** mm/hr



FALLING HEAD TEST

As Per NZ Building Code - Clause E1 - Surface Water

BOREHOLE No: ST2

Client:	Rahera Hapi-Moresi	**Project:**	Papakainga
Project Location:	112 Union Road, Foxton	**Borehole Location:**	Refer to site plan
Co-ordinates:	-40.482032° Lat 175.297783° Long	**R.L.** m	
Drill method:	100 mm diameter hand auger		

LDE Project No.:	25536
Hole started:	16/08/2024
Hole completed:	16/08/2024
Drilled by:	AT
Logged by:	AT

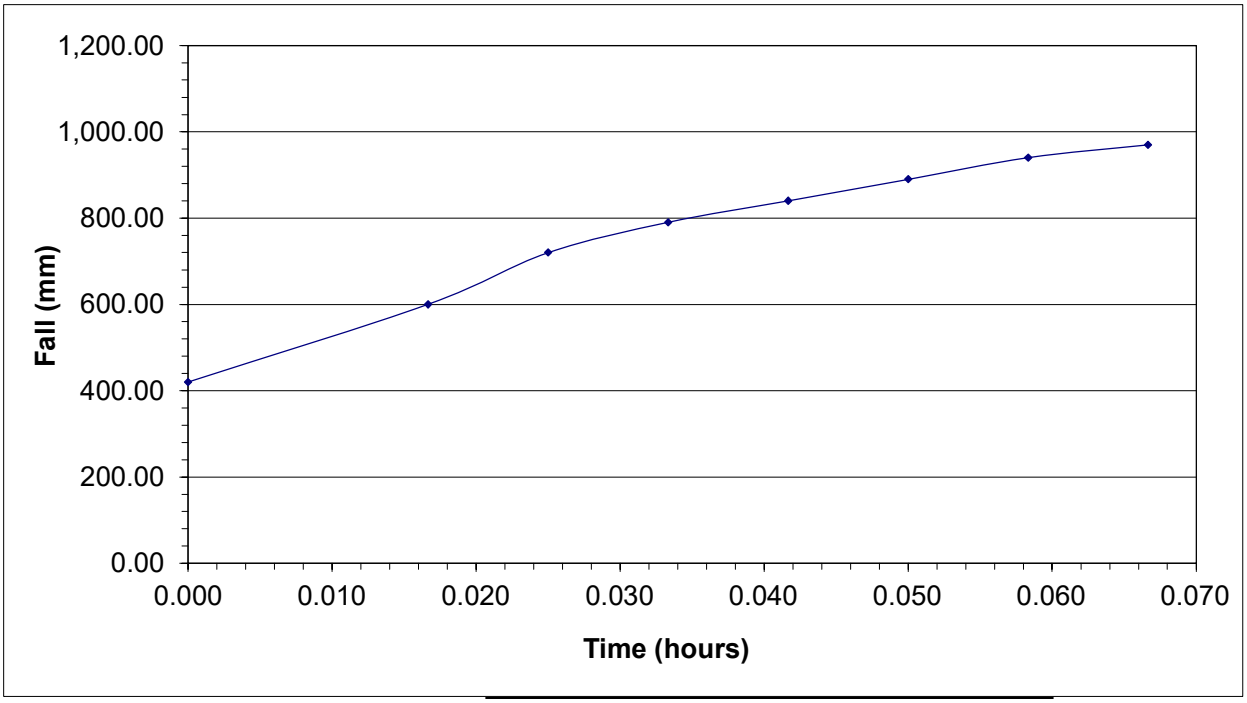
Data

Time		Time	Depth to Water Level	Soakage Rate
hour	min	(decimal hrs)	Below GL (mm)	(mm/hr)
0	0.50	0.000	420.00	-
0	1.00	0.017	600.00	10800
0	1.50	0.025	720.00	14400
0	2.00	0.033	790.00	8400
0	2.50	0.042	840.00	6000
0	3.00	0.050	890.00	6000
0	3.50	0.058	940.00	6000
0	4.00	0.067	970.00	3600

Results

Soakage Rate

S_r = **7886** **mm/hr**



FALLING HEAD TEST

As Per NZ Building Code - Clause E1 - Surface Water

BOREHOLE No: ST3

Client:	Rahera Hapi-Moresi	**Project:**	Papakainga
Project Location:	112 Union Road, Foxton	**Borehole Location:**	Refer to site plan
Co-ordinates:	-40.482796° Lat 175.297532° Long	**R.L.** m	**Drill method:** 100 mm diameter hand auger

LDE Project No.:	25536
Hole started:	16/08/2024
Hole completed:	16/08/2024
Drilled by:	AT
Logged by:	AT

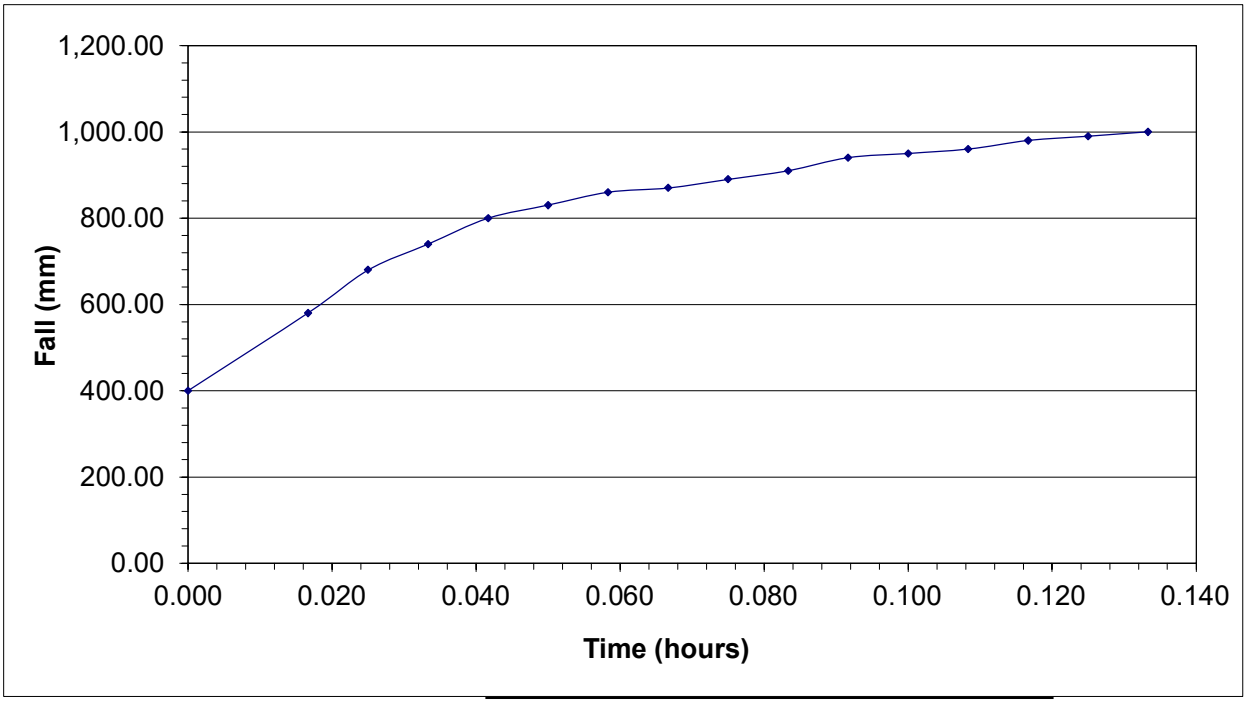
Data

Time hour	Time min	Time (decimal hrs)	Depth to Water Level Below GL (mm)	Soakage Rate (mm/hr)
0	0.50	0.000	400.00	-
0	1.00	0.017	580.00	10800
0	1.50	0.025	680.00	12000
0	2.00	0.033	740.00	7200
0	2.50	0.042	800.00	7200
0	3.00	0.050	830.00	3600
0	3.50	0.058	860.00	3600
0	4.00	0.067	870.00	1200
0	4.50	0.075	890.00	2400
0	5.00	0.083	910.00	2400.0
0	5.50	0.092	940.00	3600.0
0	6.00	0.100	950.00	1200.0
0	6.50	0.108	960.00	1200.0
0	7.00	0.117	980.00	2400.0
0	7.50	0.125	990.00	1200.0
0	8.00	0.133	1,000.00	1200.0

Results

Soakage Rate

S_r = **4080** **mm/hr**



FALLING HEAD TEST

As Per NZ Building Code - Clause E1 - Surface Water

BOREHOLE No: ST4

Client:	Rahera Hapi-Moresi	**Project:**	Papakainga
Project Location:	112 Union Road, Foxton	**Borehole Location:**	Refer to site plan
Co-ordinates:	-40.482359° mN 175.298043° mE	**R.L.** m	
Drill method:	100 mm diameter hand auger		

LDE Project No.:	25536
Hole started:	16/08/2024
Hole completed:	16/08/2024
Drilled by:	AT
Logged by:	AT

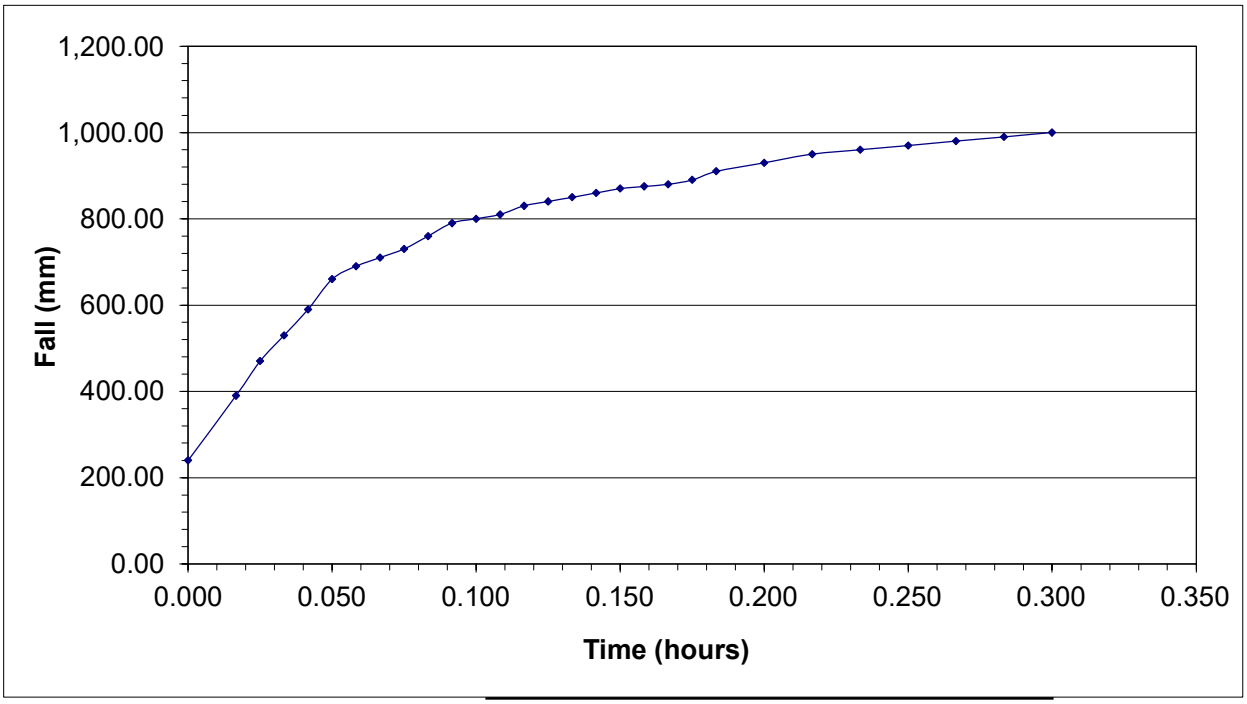
Data

Time		Time (decimal hrs)	Depth to Water Level Below GL (mm)	Soakage Rate (mm/hr)
hour	min			
0	0.50	0.000	240.00	-
0	1.00	0.017	390.00	9000
0	1.50	0.025	470.00	9600
0	2.00	0.033	530.00	7200
0	2.50	0.042	590.00	7200
0	3.00	0.050	660.00	8400
0	3.50	0.058	690.00	3600
0	4.00	0.067	710.00	2400
0	4.50	0.075	730.00	2400
0	5.00	0.083	760.00	3600.0
0	5.50	0.092	790.00	3600.0
0	6.00	0.100	800.00	1200.0
0	6.50	0.108	810.00	1200.0
0	7.00	0.117	830.00	2400.0
0	7.50	0.125	840.00	1200.0
0	8.00	0.133	850.00	1200.0
0	8.50	0.142	860.00	1200.0
0	9.00	0.150	870.00	1200.0
0	9.50	0.158	875.00	600.0
0	10.00	0.167	880	600.0
0	10.50	0.18	890	1200.0
0	11.00	0.18	910	2400.0
0	12.00	0.20	930	1200.0
0	13.00	0.22	950	1200.0
0	14.00	0.23	960	600.0
0	15.00	0.25	970	600.0
0	16.00	0.27	980	600.0
0	17.00	0.28	990	600.0
0	18.00	0.30	1000	600.0

Results

Soakage Rate

S_r = **2743** **mm/hr**



FALLING HEAD TEST

As Per NZ Building Code - Clause E1 - Surface Water

BOREHOLE No: ST5

Client:	Rahera Hapi-Moresi	**Project:**	Papakainga	**LDE Project No.:**	25536
Project Location:	112 Union Road, Foxton	**Borehole Location:**	Refer to site plan	**Hole started:**	16/08/2024
				Hole completed:	16/08/2024
Co-ordinates:	-40.482693° Lat	**R.L.** m	**Drill method:**	100 mm diameter hand auger	**Drilled by:** AT
	175.298214° Long				**Logged by:** AT

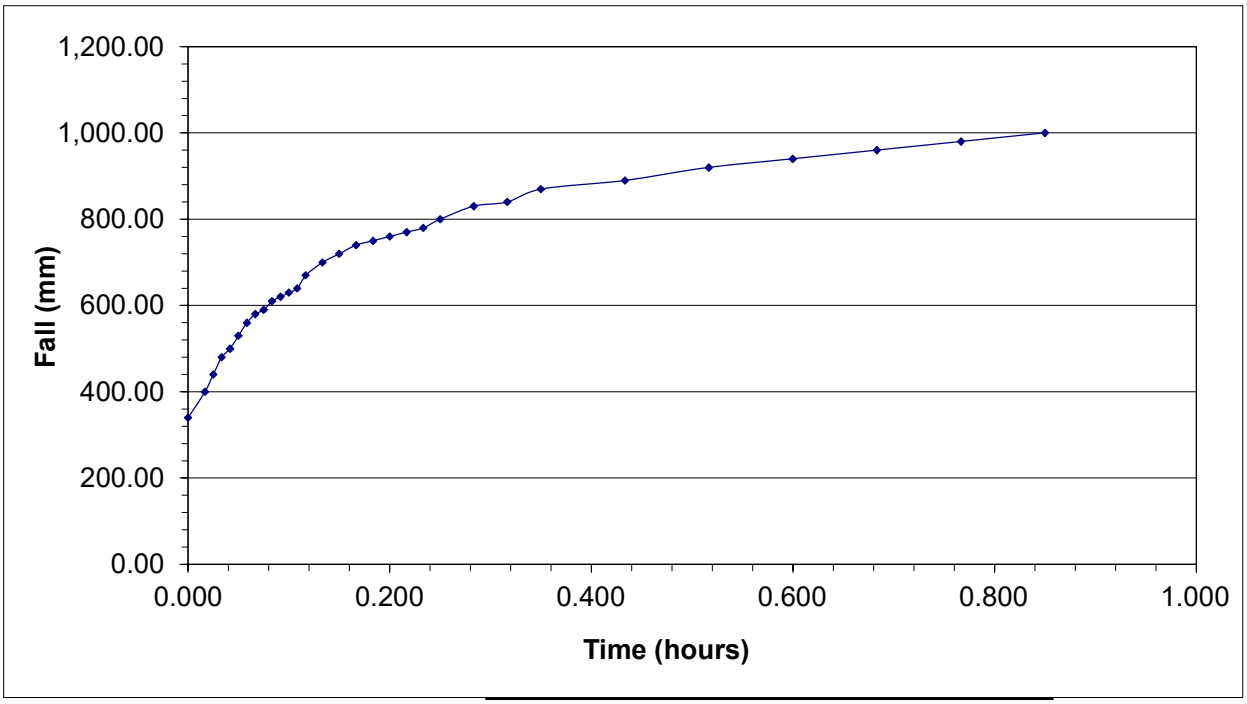
Data

Time		Time	Depth to Water Level	Soakage Rate
hour	min	(decimal hrs)	Below GL (mm)	(mm/hr)
0	0.50	0.000	240.00	-
0	1.00	0.017	340.00	6000
0	1.50	0.025	400.00	7200
0	2.00	0.033	440.00	4800
0	2.50	0.042	480.00	4800
0	3.00	0.050	500.00	2400
0	3.50	0.058	530.00	3600
0	4.00	0.067	560.00	3600
0	4.50	0.075	580.00	2400
0	5.00	0.083	590.00	1200.0
0	5.50	0.092	610.00	2400.0
0	6.00	0.100	620.00	1200.0
0	6.50	0.108	630.00	1200.0
0	7.00	0.117	640.00	1200.0
0	8.00	0.133	670.00	1800.0
0	9.00	0.150	700.00	1800.0
0	10.00	0.167	720.00	1200.0
0	11.00	0.183	740.00	1200.0
0	12.00	0.200	750.00	600.0
0	13.00	0.217	760	600.0
0	14.00	0.23	770	600.0
0	15.00	0.25	780	600.0
0	17.00	0.28	800	600.0
0	19.00	0.32	830	900.0
0	21.00	0.35	840	300.0
0	26.00	0.43	870	360.0
0	31.00	0.52	890	240.0
0	36.00	0.60	920	360.0
0	41.00	0.68	940	240.0
0	46.00	0.77	960	240.0
0	51.00	0.85	980	240.0
0	55.00	0.92	1000	300.0

Results

Soakage Rate

S_r = **1748** **mm/hr**



FALLING HEAD TEST

As Per NZ Building Code - Clause E1 - Surface Water

BOREHOLE No: ST6

Client:	Rahera Hapi-Moresi	**Project:**	Papakainga	**LDE Project No.:**	25536
Project Location:	112 Union Road, Foxton	**Borehole Location:**	Refer to site plan	**Hole started:**	16/08/2024
				Hole completed:	16/08/2024
Co-ordinates:	-40.482993° Lat	**R.L.** m	**Drill method:** 100 mm diameter hand auger	**Drilled by:**	AT
	175.298218° Long			**Logged by:**	AT

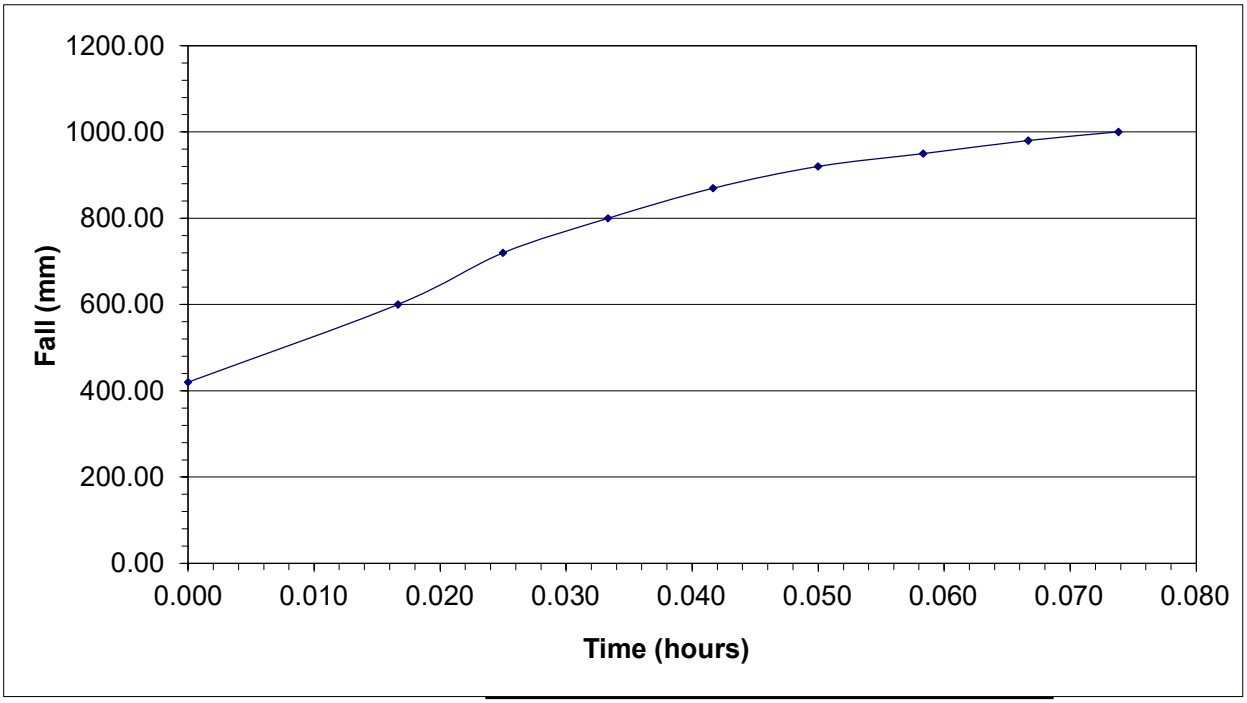
Data

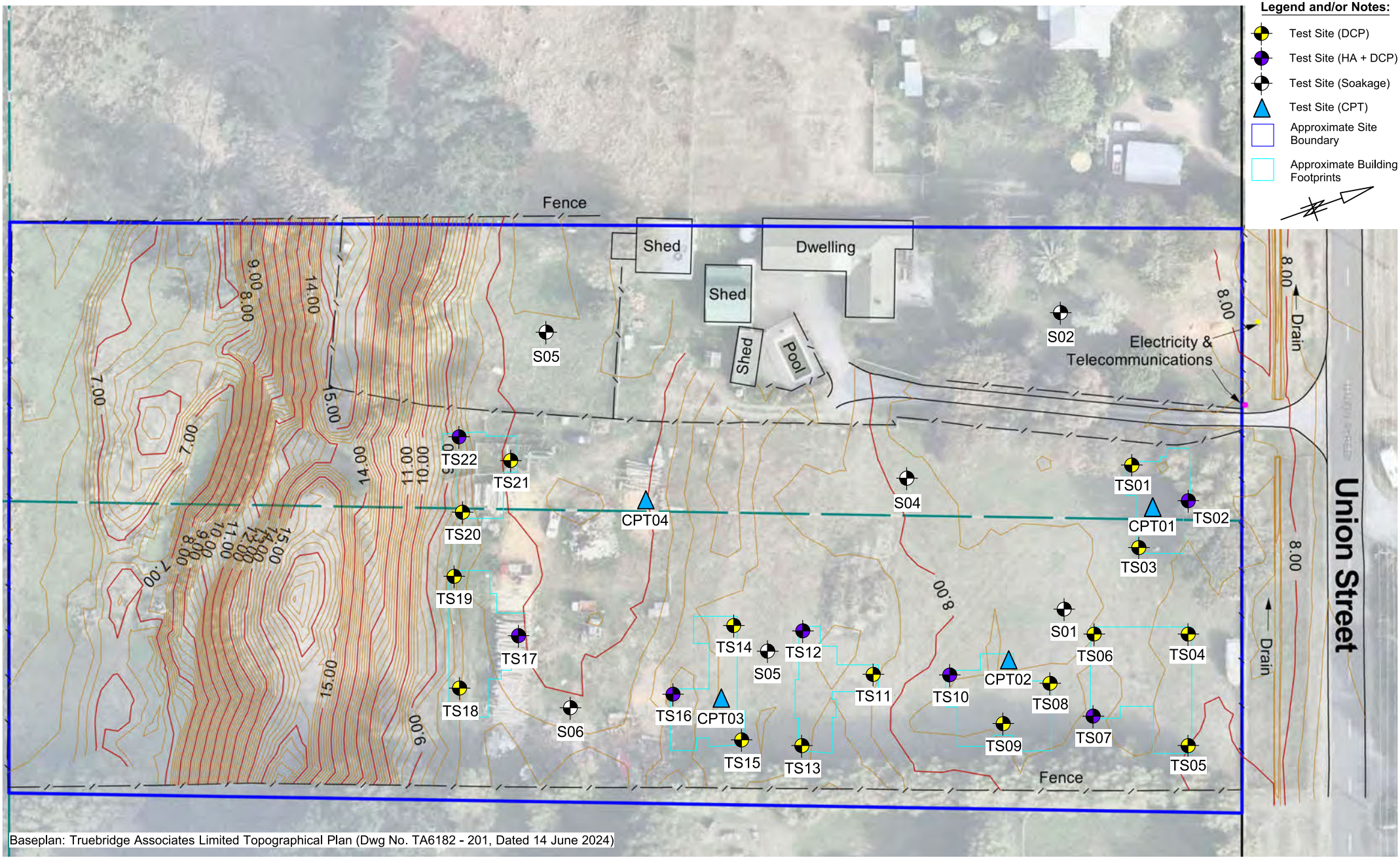
Time hour	Time min	Time (decimal hrs)	Depth to Water Level Below GL (mm)	Soakage Rate (mm/hr)
0	0.50	0.000	420.00	-
0	1.00	0.017	600.00	10800
0	1.50	0.025	720.00	14400
0	2.00	0.033	800.00	9600
0	2.50	0.042	870.00	8400
0	3.00	0.050	920.00	6000
0	3.50	0.058	950.00	3600
0	4.00	0.067	980.00	3600
0	4.43	0.074	1000.00	2791

Results

Soakage Rate

S_r = **7399** mm/hr





revision	description	drawn	approved	date

drawn	AT
approved	MD
date	19/08/2024
scale	Not To Scale
original size	A3

LDE LAND DEVELOPMENT & ENGINEERING

client:	Robin M Hapi Limited		
project:	112 Union Street, Foxton		
title:	Geotechnical Site Investigation Plan		
project no:	25536	figure no:	01

Template revision: 1:500 (10/12/14)

Hand Auger Borehole Log

Test ID:	**TS02**
Project ID:	25536
Sheet:	1 of 1

Client:	Robin M Hapi Limited	**Coordinates:**	5516213mN, 1794801mE	**Test Date:**	15/08/2024
Project:	Geotechnical Investigations	**System:**	NZTM	**Logged By:**	AT
Location:	112 Union Street, Foxton	**Elevation:**	Ground	**Prepared By:**	AT
Test Site:	Refer to site plan	**Located By:**	Site plan/map	**Checked By:**	MD

Depth (m)	Geology	Material Description	Water	In-situ Testing: Dynamic cone penetrometer (blows / 50mm) 2 4 6 8; Vane undrained shear strength, s_u (kPa) 50 100 150 200	Values: Vane ID: N/A; peak / residual (sensitivity)	Depth (m)
0.0	Topsoil	Organic silty SAND; dark brown; moist; sand, fine to medium; with trace rootlets.				0.0
0.5	Holocene Dune Deposits	SAND; light brown speckled grey. Loose to medium dense; moist; sand, fine to medium.				-0.5
1.0		1.00m: becoming grey streaked orange/brown.				-1.0
1.5		1.50m: becoming dark grey, dense, wet.				-1.5
2.0		1.90m: becoming saturated.	▼			-2.0
2.5						-2.5
3.0						-3.0

Hole Depth: 2.30m **Termination:** Too dense to auger further.

Remarks: Effective Refusal found at 2.60m.

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

● Vane peak ▼ Standing water level
○ Vane residual ◁ Groundwater inflow
◆ Vane UTP ▷ Groundwater outflow
UTP = Unable to Penetrate

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Hand Auger Borehole Log

Test ID:	**TS07**
Project ID:	25536
Sheet:	1 of 1

Client:	Robin M Hapi Limited	**Coordinates:**	5516189mN, 1794832mE	**Test Date:**	15/08/2024
Project:	Geotechnical Investigations	**System:**	NZTM	**Logged By:**	AT
Location:	112 Union Street, Foxton	**Elevation:**	Ground	**Prepared By:**	AT
Test Site:	Refer to site plan	**Located By:**	Site plan/map	**Checked By:**	MD

Depth (m)	Geology	Material Description
0.0	Topsoil	Organic silty SAND; dark brown; moist; sand, fine to medium; with trace rootlets.
0.5	Holocene Dune Deposits	SAND; light brown speckled grey. Medium dense; moist; sand, fine to medium.
		0.70m: becoming grey/brown.
1.0		
		1.20m: becoming grey/brown streaked orange/brown, wet.
1.5		
		1.80m: becoming dense.
		1.90m: becoming saturated.
2.0		
2.5		
3.0		

Water: ▼ at 1.90m

In-situ Testing

Dynamic cone penetrometer (blows / 50mm): 2, 4, 6, 8

Vane undrained shear strength, s_u (kPa): 50, 100, 150, 200

Values: Vane ID: N/A; peak / residual (sensitivity)

Depth (m): -0.5, -1.0, -1.5, -2.0, -2.5, -3.0

Hole Depth: 2.10m

Termination: Too dense to auger further.

Remarks: Effective Refusal found at 2.45m.

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

- Vane peak
- Vane residual
- Vane UTP
- Standing water level
- Groundwater inflow
- Groundwater outflow

UTP = Unable to Penetrate

Hand Auger Borehole Log

Test ID:	**TS10**
Project ID:	25536
Sheet:	1 of 1

Client:	Robin M Hapi Limited	**Coordinates:**	5516169mN, 1794817mE	**Test Date:**	15/08/2024
Project:	Geotechnical Investigations	**System:**	NZTM	**Logged By:**	AT
Location:	112 Union Street, Foxton	**Elevation:**	Ground	**Prepared By:**	AT
Test Site:	Refer to site plan	**Located By:**	Site plan/map	**Checked By:**	MD

Depth (m)	Geology	Material Description	Water	In-situ Testing: Dynamic cone penetrometer (blows / 50mm) 2 4 6 8; Vane undrained shear strength, s_u (kPa) 50 100 150 200	Values: Vane ID: N/A; peak / residual (sensitivity)	Depth (m)
0.0	Topsoil	Organic silty SAND; dark brown; moist; sand, fine to medium; with trace rootlets.				0.0
0.5	Holocene Dune Deposits	SAND; light brown speckled grey. Loose to medium dense; moist; sand, fine to medium.				-0.5
0.90		0.90m: becoming grey.				
1.0						-1.0
1.20		1.20m: becoming grey streaked orange/brown.				
1.40		1.40m: becoming dark grey/brown, dense, wet.				
1.5						-1.5
1.70		1.70m: becoming dark grey, saturated.	◁			
2.0			▼			-2.0
2.5						-2.5
3.0						-3.0

Hole Depth: 2.40m

Termination: Too dense to auger further.

Remarks: Effective Refusal found at 2.40m.

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

- ● Vane peak
- ○ Vane residual
- ◆ Vane UTP
- ▼ Standing water level
- ◁ Groundwater inflow
- ▷ Groundwater outflow

UTP = Unable to Penetrate

Hand Auger Borehole Log

Test ID:	**TS12**
Project ID:	25536
Sheet:	1 of 1

Client:	Robin M Hapi Limited	**Coordinates:**	5516151mN, 1794803mE	**Test Date:**	15/08/2024
Project:	Geotechnical Investigations	**System:**	NZTM	**Logged By:**	AT
Location:	112 Union Street, Foxton	**Elevation:**	Ground	**Prepared By:**	AT
Test Site:	Refer to site plan	**Located By:**	Site plan/map	**Checked By:**	MD

Depth (m)	Geology	Material Description	Water
0.0	Topsoil	Organic silty SAND; dark brown; moist; sand, fine to medium; with trace rootlets.	Groundwater not encountered
0.5	Holocene Dune Deposits	SAND; light brown speckled grey. Loose to medium dense; moist; sand, fine to medium.	
		0.60m: becoming grey/brown.	
1.0		1.20m: becoming grey/brown streaked orange brown, dense, wet.	
1.5		1.80m: becoming dark grey/brown.	
2.0		2.20m: becoming very dense.	
2.5			
3.0			

In-situ Testing

Dynamic cone penetrometer (blows / 50mm): 2, 4, 6, 8

Vane undrained shear strength, s_u (kPa): 50, 100, 150, 200

Values: Vane ID: N/A; peak / residual (sensitivity)

Hole Depth: 2.40m

Termination: Too dense to auger further.

Remarks: Effective Refusal found at 2.35m.

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

- Vane peak
- Vane residual
- Vane UTP
- Standing water level
- Groundwater inflow
- Groundwater outflow

UTP = Unable to Penetrate

Hand Auger Borehole Log

Test ID:	**TS16**
Project ID:	25536
Sheet:	1 of 1

Client:	Robin M Hapi Limited	**Coordinates:**	5516127mN, 1794804mE	**Test Date:**	15/08/2024
Project:	Geotechnical Investigations	**System:**	NZTM	**Logged By:**	AT
Location:	112 Union Street, Foxton	**Elevation:**	Ground	**Prepared By:**	AT
Test Site:	Refer to site plan	**Located By:**	Site plan/map	**Checked By:**	MD

Depth (m)	Geology	Material Description	Water
0.0	Topsoil	Organic silty SAND; dark brown; moist; sand, fine to medium; with trace rootlets.	Groundwater not encountered
0.5	Holocene Dune Deposits	SAND; light brown speckled grey. Medium dense; moist; sand, fine to medium.	
1.0		1.00m: becoming brown.	
		1.20m: becoming dense.	
1.5		1.80m: becoming wet.	
2.0		2.20m: becoming grey/brown.	
		2.40m: becoming dark grey/brown.	
2.5			
3.0			

In-situ Testing

Dynamic cone penetrometer (blows / 50mm): 2, 4, 6, 8

Vane undrained shear strength, s_u (kPa): 50, 100, 150, 200

Values

Vane ID: N/A

peak / residual (sensitivity)

Hole Depth: 2.70m

Termination: Too dense to auger further.

Remarks: Effective Refusal found at 2.70m.

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

- Vane peak
- Vane residual
- Vane UTP
- Standing water level
- Groundwater inflow
- Groundwater outflow

UTP = Unable to Penetrate

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Hand Auger Borehole Log

Test ID:	**TS17**
Project ID:	25536
Sheet:	1 of 1

Client:	Robin M Hapi Limited	**Coordinates:**	5516100mN, 1794785mE	**Test Date:**	15/08/2024
Project:	Geotechnical Investigations	**System:**	NZTM	**Logged By:**	AT
Location:	112 Union Street, Foxton	**Elevation:**	Ground	**Prepared By:**	AT
Test Site:	Refer to site plan	**Located By:**	Site plan/map	**Checked By:**	MD

Depth (m)	Geology	Material Description
0.0	Topsoil	Organic silty SAND; dark brown; moist; sand, fine to medium; with trace rootlets.
0.5	Holocene Dune Deposits	SAND; light brown speckled grey. Medium dense; moist; sand, fine to medium.
0.90		0.90m: becoming grey/brown.
1.0		
1.20		1.20m: becoming dense.
1.5		
1.60		1.60m: becoming medium dense.
1.80		1.80m: becoming grey, wet.
2.0		2.00m: becoming dense.
2.20		2.20m: becoming dark grey/brown.
2.30		2.30m: becoming saturated.
2.5		
3.0		

Water: ▼ 2.30m

In-situ Testing

Dynamic cone penetrometer (blows / 50mm): 2, 4, 6, 8

Vane undrained shear strength, s_u (kPa): 50, 100, 150, 200

Values: Vane ID: N/A; peak / residual (sensitivity)

Hole Depth: 2.50m

Termination: Too dense to auger further.

Remarks: Effective Refusal found at 2.50m.

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

● Vane peak
○ Vane residual
◆ Vane UTP
▼ Standing water level
◁ Groundwater inflow
▷ Groundwater outflow
UTP = Unable to Penetrate

Hand Auger Borehole Log

Test ID:	**TS22**
Project ID:	25536
Sheet:	1 of 1

Client:	Robin M Hapi Limited	**Coordinates:**	5516100mN, 1794743mE	**Test Date:**	15/08/2024
Project:	Geotechnical Investigations	**System:**	NZTM	**Logged By:**	AT
Location:	112 Union Street, Foxton	**Elevation:**	Ground	**Prepared By:**	AT
Test Site:	Refer to site plan	**Located By:**	Site plan/map	**Checked By:**	MD

Depth (m)	Geology	Graphic Log	Material Description	Water
0.0	Topsoil	TS	Organic silty SAND; dark brown; moist; sand, fine to medium; with trace rootlets.	
0.5	Holocene Dune Deposits		SAND; brown. Loose to medium dense; moist; sand, fine to medium.	
1.0				Groundwater not encountered
1.5			1.50m: becoming grey/brown, wet.	
2.0				
2.5			2.40m: becoming grey.	
3.0				

In-situ Testing

Dynamic cone penetrometer (blows / 50mm): 2, 4, 6, 8

Vane undrained shear strength, s_u (kPa): 50, 100, 150, 200

Values

Vane ID: N/A

peak / residual (sensitivity)

Depth (m): 0.0, -0.5, -1.0, -1.5, -2.0, -2.5, -3.0

Hole Depth: 2.70m

Termination: Too dense to auger further.

Remarks:

Materials are described in general accordance with NZGS 'Field Description of Soil and Rock' (2005).
No correlation is implied between shear vane and DCP values.

- Vane peak
- Vane residual
- Vane UTP
- Standing water level
- Groundwater inflow
- Groundwater outflow

UTP = Unable to Penetrate

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APPENDIX D: HEC-HMS OUTPUTS

APPENDIX E: RAINFALL DATA

HIRDS V4 Depth-Duration-Frequency Results													
Sitename: Custom Location													
Coordinate system: WGS84													
Longitude: 175.2977													
Latitude: -40.4824													
DDF Model	Parameters:	c	d	e	f	g	h	i					
	Values:	-0.00674	0.412883	0.00019	-0.00274	0.25384	-0.00906	2.6402					
	Example:	Duration (hrs)	ARI (yrs)	x	y	Rainfall Depth (mm)							
		24	100	3.178054	4.600149	114.8684							
Rainfall depths (mm) : Historical Data													
ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	6.8	8.93	10.5	14	18.6	28.9	37.5	47.7	59.3	66.3	71.4	75.2
2	0.5	7.49	9.83	11.6	15.4	20.4	31.6	40.9	52	64.4	72	77.4	81.5
5	0.2	9.93	13	15.2	20.1	26.5	40.7	52.5	66.3	81.8	91.1	97.8	103
10	0.1	11.8	15.4	18	23.7	31.2	47.6	61.1	77	94.6	105	113	118
20	0.05	13.8	17.9	21	27.5	36.1	54.8	70.1	88	108	120	128	134
30	0.033	15.1	19.5	22.8	29.8	39.1	59.1	75.5	94.6	116	128	137	144
40	0.025	16	20.7	24.1	31.5	41.2	62.2	79.4	99.3	121	134	143	150
50	0.02	16.7	21.6	25.2	32.9	42.9	64.7	82.5	103	126	139	149	156
60	0.017	17.3	22.3	26	34	44.4	66.8	85	106	129	143	153	160
80	0.013	18.3	23.6	27.5	35.8	46.6	70.1	89.1	111	135	149	159	167
100	0.01	19.1	24.5	28.6	37.2	48.4	72.6	92.2	115	140	154	164	172
250	0.004	22.4	28.7	33.3	43.2	56	83.4	105	131	158	174	186	194

APPENDIX F: HEC-RAS OUTPUTS & OLFP CALCULATIONS

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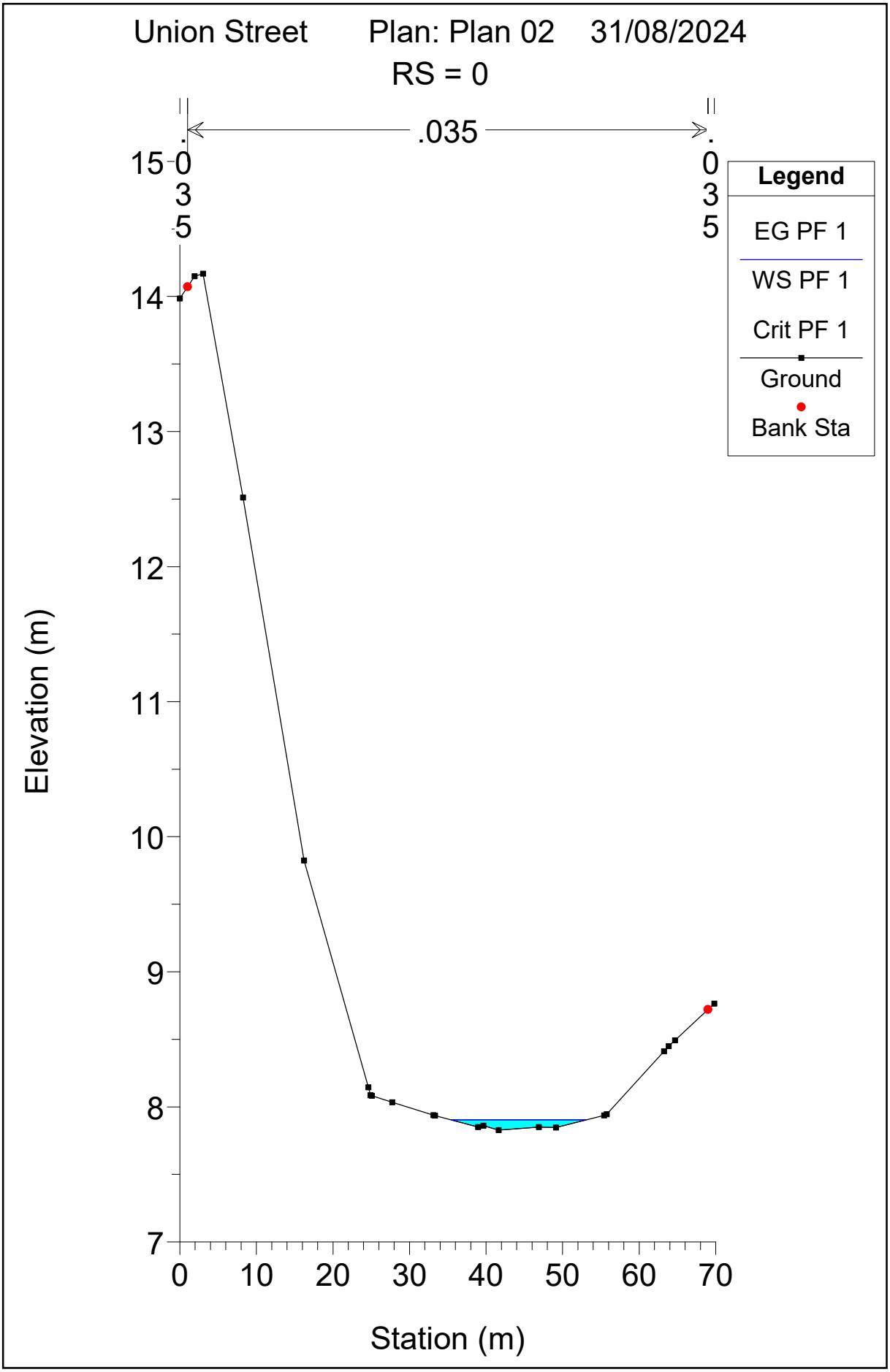
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.035
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WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (m)
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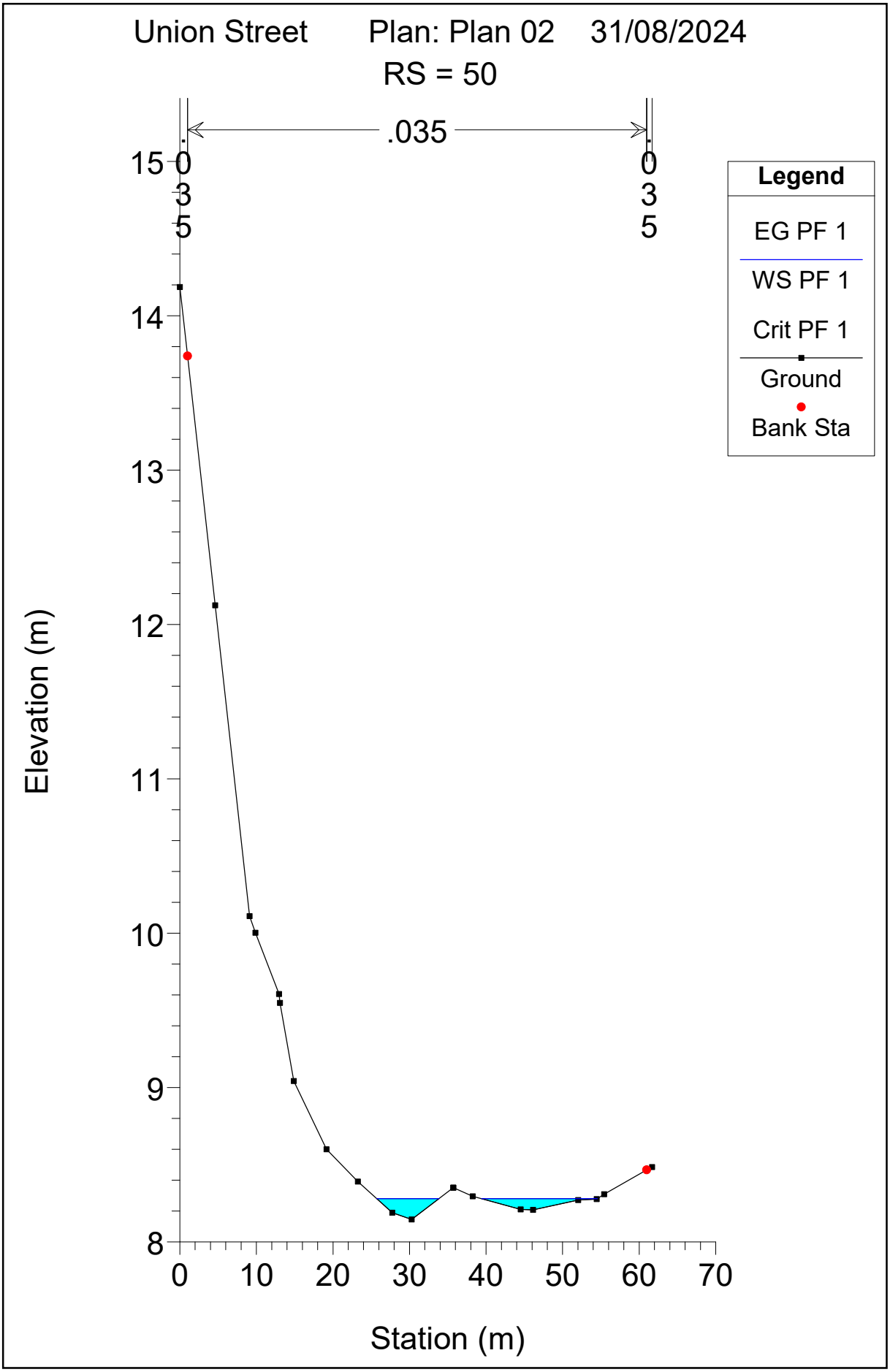
14
13
12
11
10
9
8
7
0
10
20
30
40
50
60
70
Station (m)

S1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WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (m)
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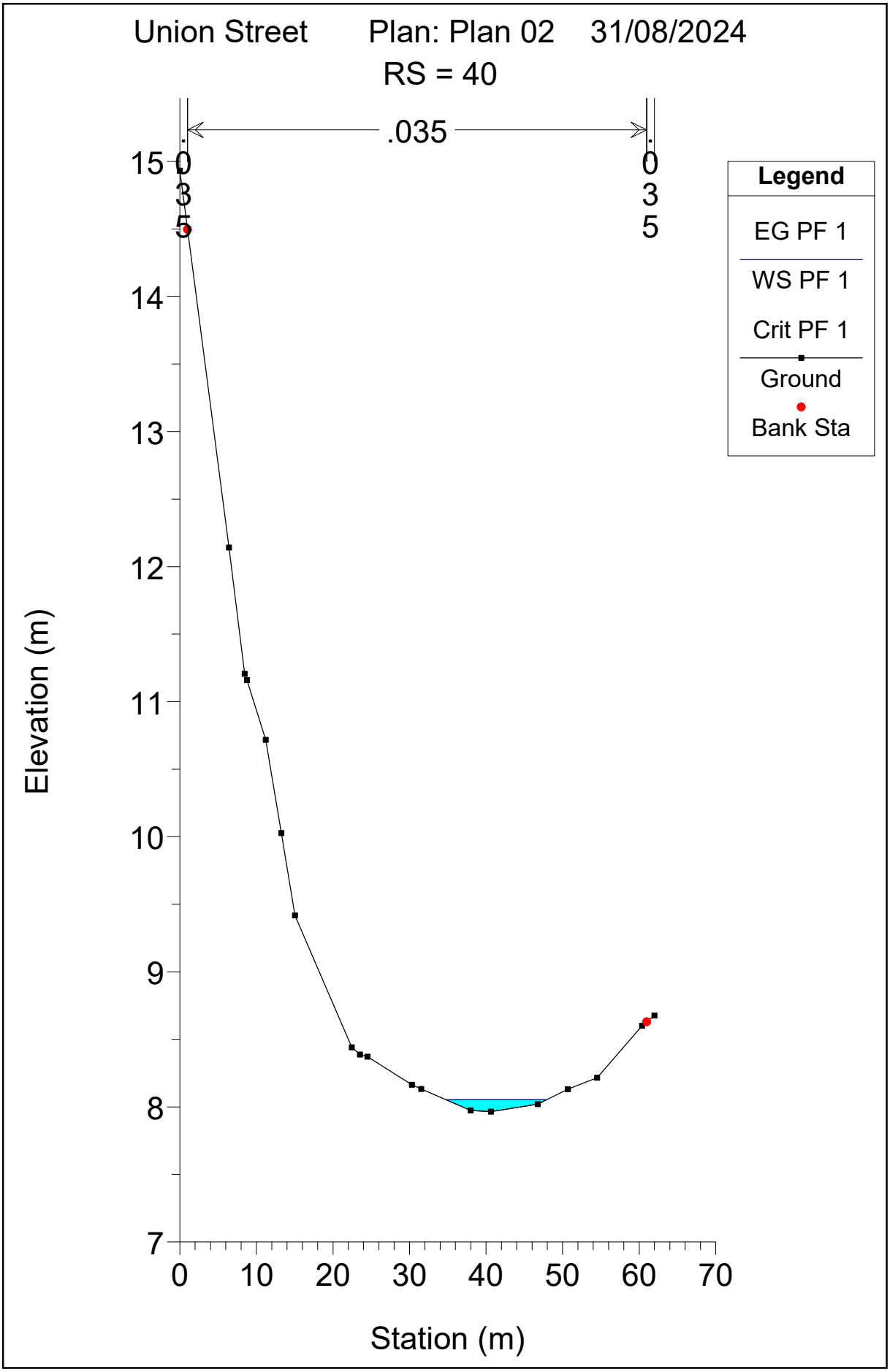
13
12
11
10
9
8
0
10
20
30
40
50
60
70
Station (m)

S1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WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (m)
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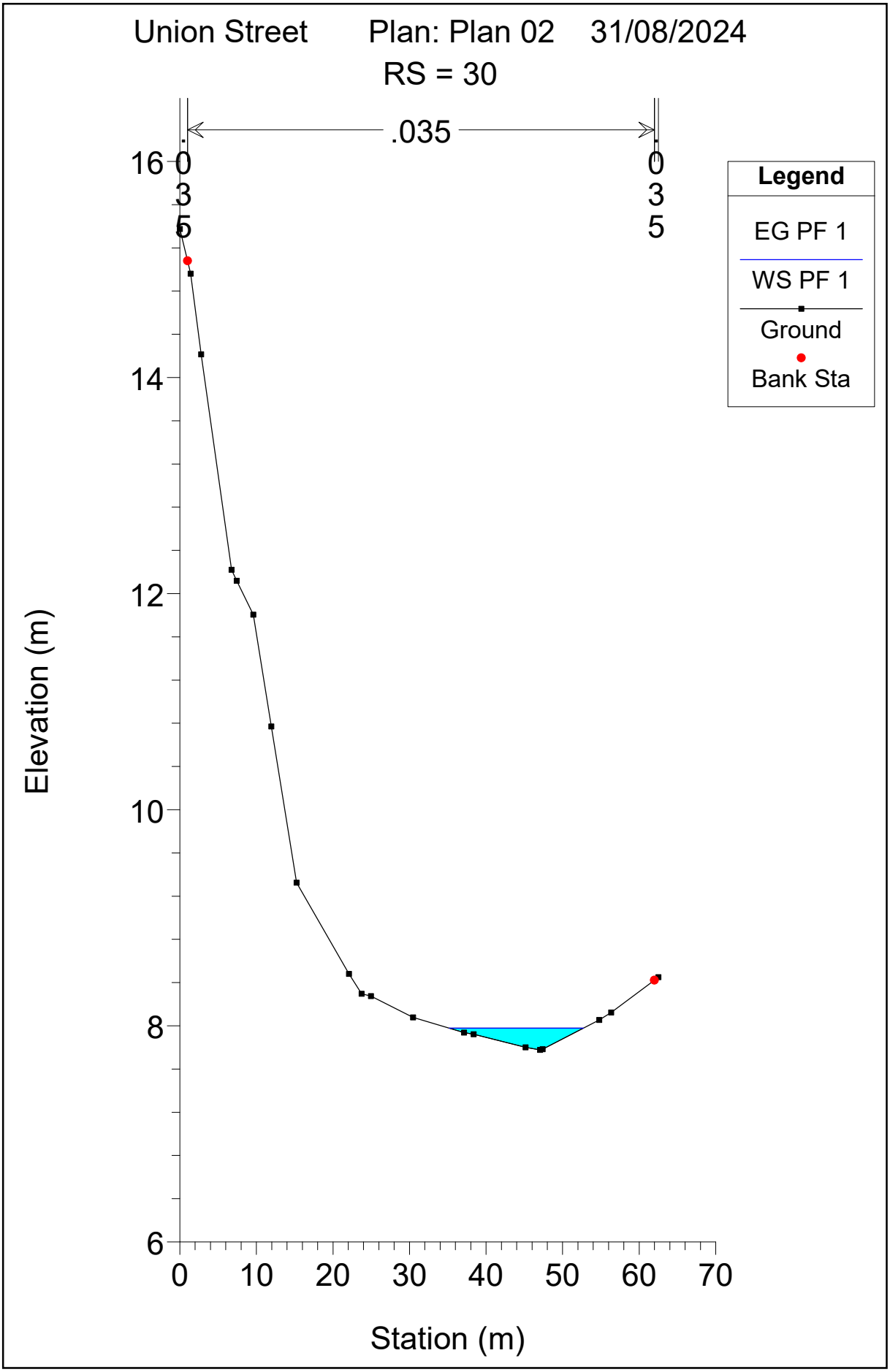
14
13
12
11
10
9
8
7
0
10
20
30
40
50
60
70
Station (m)

S1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.035
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WS PF 1
Ground
Bank Sta
Elevation (m)
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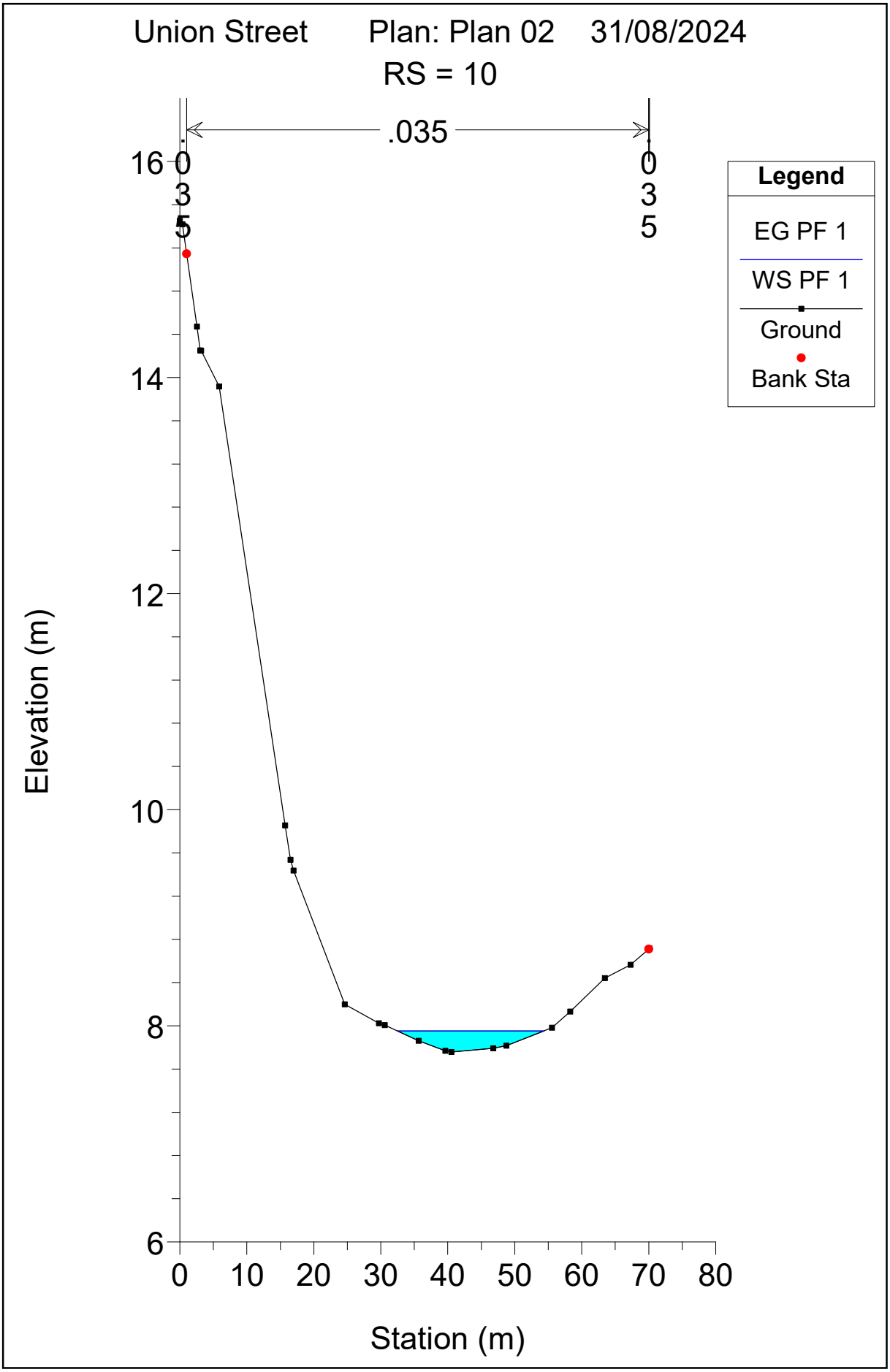
14
12
10
8
6
0
10
20
30
40
50
60
70
Station (m)

S1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Bank Sta
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8
6
0
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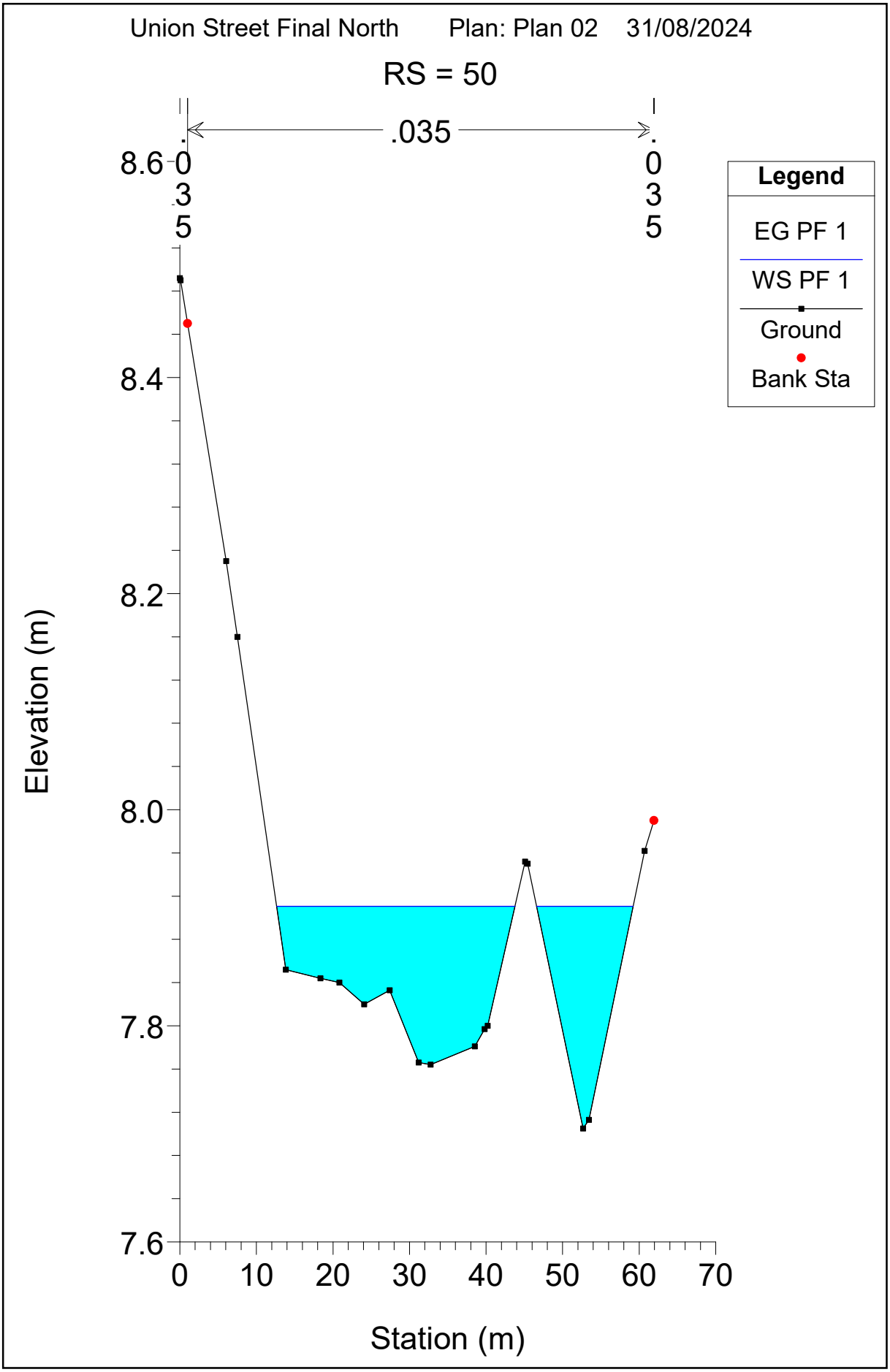
20
30
40
50
60
70
80
Station (m)

S2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WS PF 1
Ground
Bank Sta
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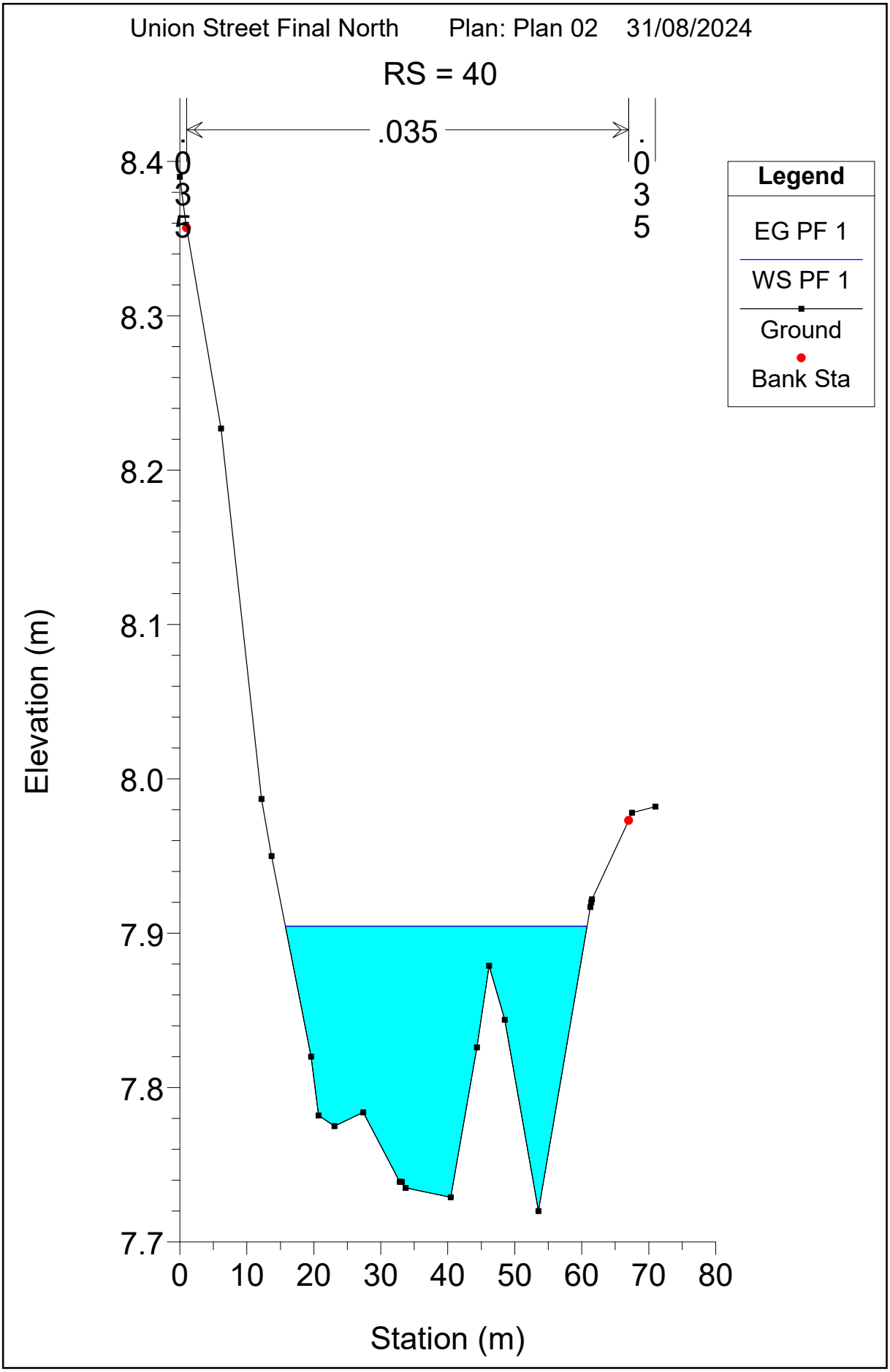
8.2
8.0
7.8
7.6
0
10
20
30
40
50
60
70
Station (m)

S2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WS PF 1
Ground
Bank Sta
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8.2
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7.7
0
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20
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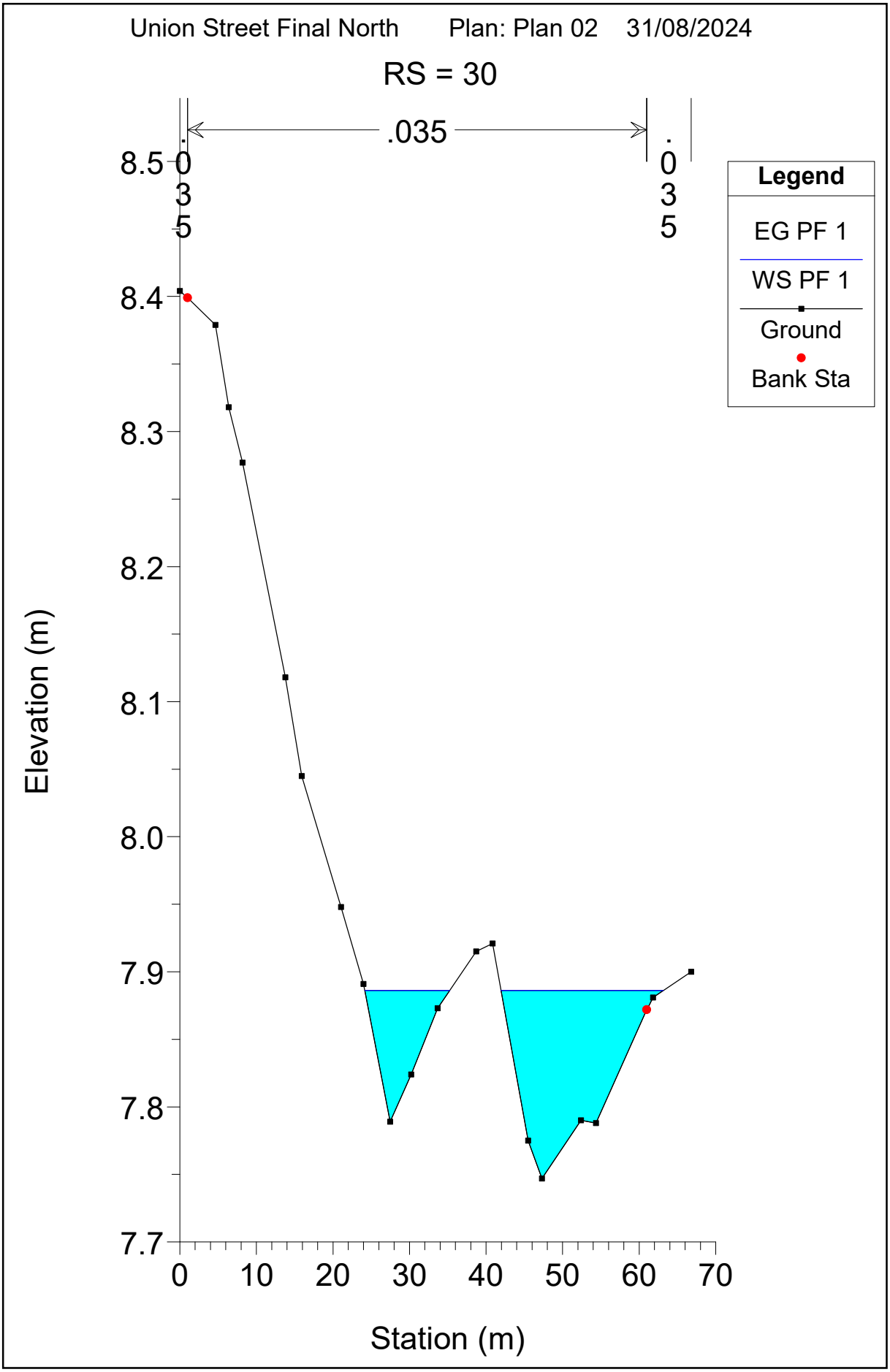
40
50
60
70
80
Station (m)

S2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WS PF 1
Ground
Bank Sta
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8.4
8.3
8.2
8.1
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7.9
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7.7
0
10
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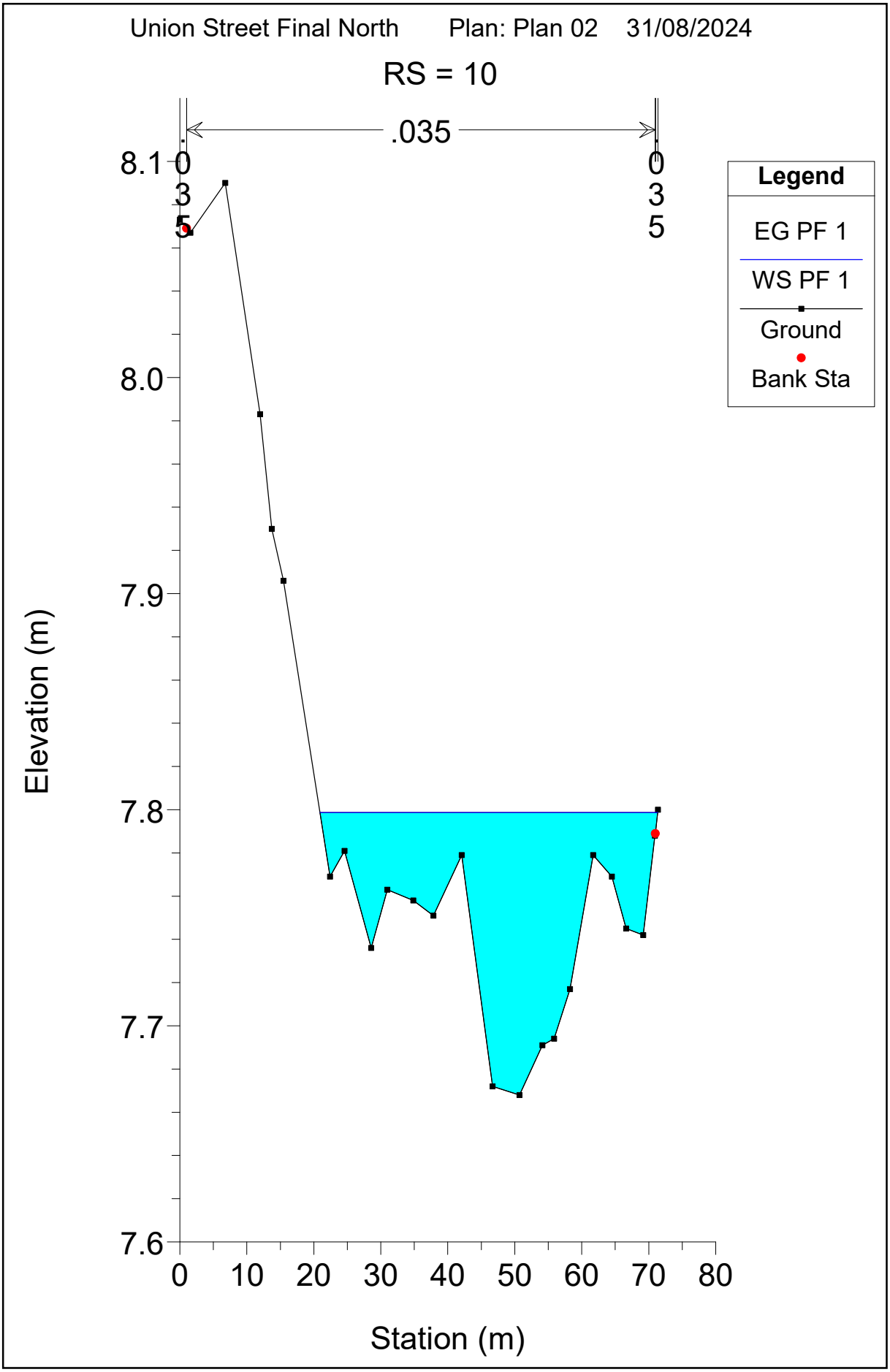
30
40
50
60
70
Station (m)

S2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WS PF 1
Ground
Bank Sta
Elevation (m)
8.1
8.0
7.9
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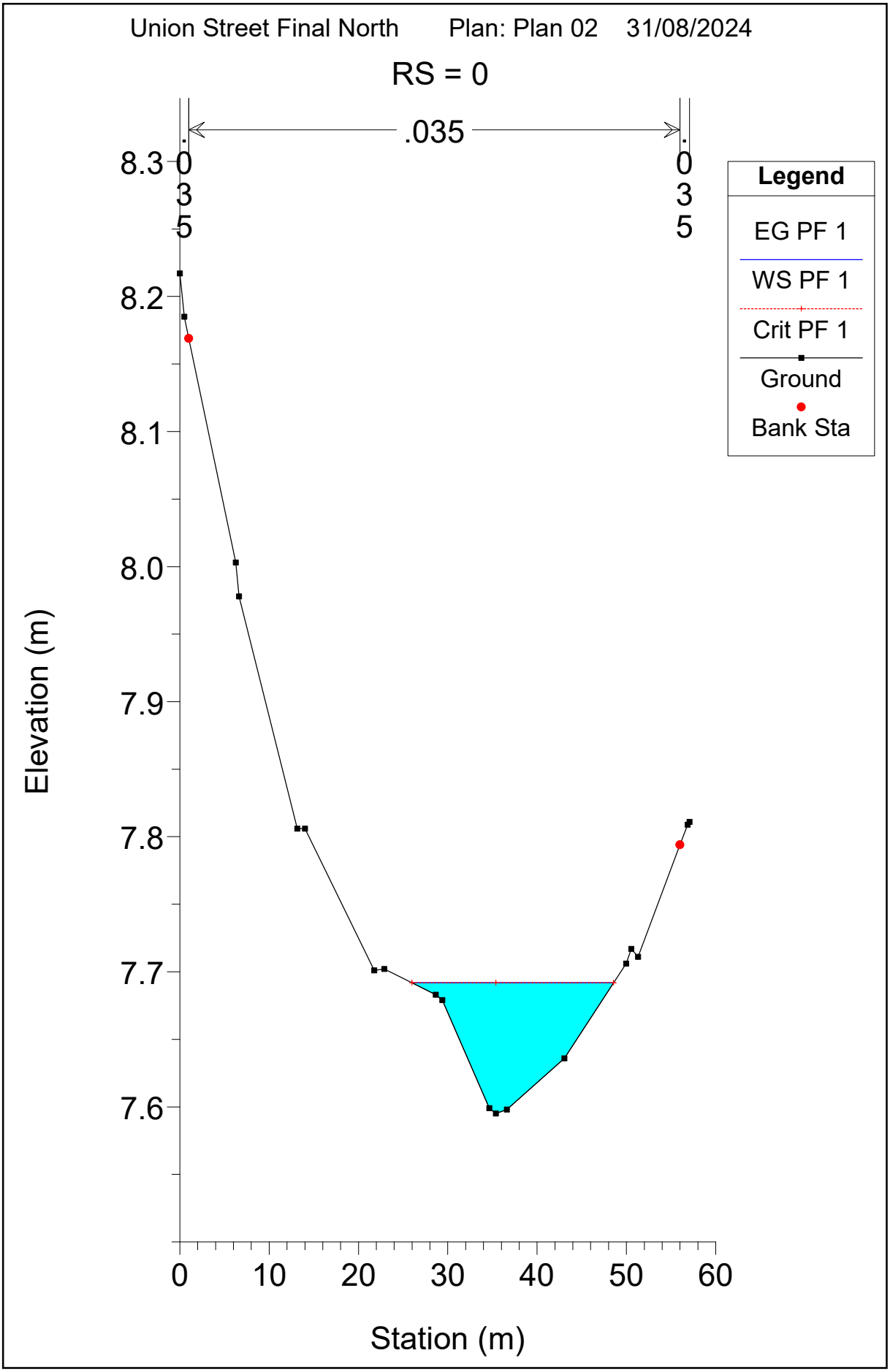
7.7
7.6
0
10
20
30
40
50
60
70
80
Station (m)

S2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WS PF 1
Crit PF 1
Ground
Bank Sta
Elevation (m)
8.3
8.2
8.1
8.0
7.9
7.8
7.7
7.6
0
10
20
30
40
50
60
Station (m)

Time of Concentration - OLFP S1

Channelisation factor	C =	0.5	(From Table 4.2 TP 108)
Catchment length	L =	0.7	km (along drainage path)
Catchment slope	S_c =	0.007	m/m (by equal area method)

Runoff factor = $\frac{CN}{200 - CN}$ = **0.61** (This is for an average CN)

$t_c = 0.14 \times C \times L^{0.66} \times (\text{Runoff factor})^{-0.55} S_c^{-0.30}$ t_c = **0.322 hrs**

Lag time 0.6 x t_c= **11.6 min**

Min allowable = 0.17 hrs

Time of Concentration - OLFP S2

Channelisation factor	C =	0.5	(From Table 4.2 TP 108)
Catchment length	L =	0.5	km (along drainage path)
Catchment slope	S_c =	0.003	m/m (by equal area method)

Runoff factor = $\frac{CN}{200 - CN}$ = **0.61** (This is for an average CN)

$t_c = 0.14 \times C \times L^{0.66} \times (\text{Runoff factor})^{-0.55} S_c^{-0.30}$ t_c = **0.333 hrs**

Lag time 0.6 x t_c= **12.0 min**

Min allowable = 0.17 hrs

APPENDIX G: WASTEWATER DESIGN REPORT (BY WRIGHT TANKS)

WRIGHT ENVIRONMENTAL

On Site Wastewater Disposal Site Investigation, Assessment and Evaluation Report.

Site evaluation must be read in conjunction with site plan

Applicant Details

Applicant(s)

Surname: [redacted] First name: [redacted] Mr/Mrs/Ms/Miss/Dr/Prof

Surname: First name: Mr/Mrs/Ms/Miss/Dr/Prof

Company name: Hapi Whanau

Postal address:

Phone: Mobile:

Email: [redacted] Fax:

Consultant Details:

Consulting Company:	Wright Tanks Limited	Evaluator:	[redacted]
Registration Number:	23958	Mobile:	[redacted]
Postal address:	PO Box 4777 Palmerston North	Phone:	0800 253 273
Email:	admin@wrighttanks.co.nz	Fax:	06 3533020

Site Information

Address: 110-112 Union St, Foxton

Legal description: Section 396 & 397 TN OF FOXTON

District: Horowhenua District Council Regional: Horizons Regional Council

Land area: 21,954 m^2 Grid reference:

WRIGHT ENVIRONMENTAL

Dwelling #1 type:	New Papakāinga Whare	Bedrooms:	4	☑ New	☐ Existing
Dwelling #2 type:	New Papakāinga Whare	Bedrooms:	4	☑ New	☐ Existing
Dwelling #3 type:	New Papakāinga Whare	Bedrooms:	4	☑ New	☐ Existing
Dwelling #4 type:	New Papakāinga Whare	Bedrooms:	3	☑ New	☐ Existing
Dwelling #5 type:	New Papakāinga Whare	Bedrooms:	4	☑ New	☐ Existing
Dwelling #6 type:	New Papakāinga Whare	Bedrooms:	4	☑ New	☐ Existing
Dwelling #7 type:	New Papakāinga Whare	Bedrooms:	3	☑ New	☐ Existing
Dwelling #8 type:	Existing House	Bedrooms:	4	☐ New	☑ Existing

Description: Each of the individual papakāinga whare will have a filter-pump unit which will discharge to a communal wastewater treatment plant.

Number of persons:
3-bedroom Occupancy Rate: 5 people
4-bedroom Occupancy Rate: 6 people
Design Occupancy = 5 x 2-dwellings + 6 x 6-dwellings
= 46 people

Total wastewater produced:
Water Usage: 180 Litres/person/day

Wastewater production:
3-bedroom: 5 x 180 = 900 L/day
4-bedroom: 6 x 180 = 1,080 L/day
Total Production = 46 x 180 = 8,280 L/day

References: Manual for On-Site Wastewater Systems Design and Management (Horizons, 2010)

Potable water supply: ☑ Rain water (Tanks) ☐ Bore water ☐ Reticulated ☐ Well Well number:

Site Description

Date of site evaluation: 13th January 2024 – Rob Wright

Land Application Area Topography

Slope: ☑ <10° ☐ 11 - 15° ☐ >15° Direction: To

Field elevation from surrounding area: 4-5 Metres/Feet Description: Excavated and levelled sand dune.

History of flooding: ☐ Yes ☑ No ☐ Report Attached Description:

Cut off drain(s): ☐ Yes ☐ No Description:

Waterways: Low-lying area at back of section (>20m from LAA) may accumulate water during wet weather events. Area to be planted by owner.

WRIGHT ENVIRONMENTAL

Sub Soil Descriptions

☐ Test hole dug ☑ Excavated ☐ Other Depth: m Photos attached: ☐ Yes ☐ No

Topsoil: Sandy topsoil Thickness: 0-75 mm

Sub soil: Dune sand Thickness 75-4000 mm

Category: ☑ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 AS/NZS 1547:2012 table E1

Description: Sandy dune soil

Ground water: ☐ Yes ☑ No Depth: M Mottling: ☑ No ☐ Yes Depth: m

Percolation test: ☐ Yes ☑ No ☐ Attached Reporter:

System Design:

System Type

System is: ☑ New ☐ Existing Manufacturer: Wright Tanks

Treatment plant: ☑ Pumped twin chamber: ☐ Siphon: ☐ Gravity: ☐ Other: ☐

Model: Commercial ProTec
Each dwelling will additionally have a Filter Pump Tank (5000L) which are not included.

Total capacity: 36,000 L Working capacity: 28,900 L

Direction from nearest dwelling: South-West Distance from dwelling: >46 m

Trench disposal field

Number of trenches: 14 Length: 24.0 m Distance apart: 1.0 m

Trench depth: 400-550 mm Trench width: 2.0 m

Application rate DIR/DLR: 12.3 mm/Day Total Land Application Area: 672 m²

Description:

Direction from dwelling: South Distance from closest dwelling 16.4 m

Closest boundary: East Distance from closest boundary: 1.5 m

LAA distance from: Waterway: >20 m Neighbouring LAA: m

Comments:

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North

Part 7: Installation Information

We recommend clients plant small trees or shrubs over the land application area to increase the transpiration rate (the process where plants uptake water and release it to air through their leaves), increased transpiration improves removal of treated effluent from the disposal field improving drainage and this is particularly important for soil category 3 or higher and/or in environmentally sensitive areas. The area has been designated as an effluent land application area (LAA) and should have no stock or vehicle access, as this can cause damage to the disposal field.

This effluent site plan and the proposed system is installed in general accordance with AS/NZS1547.2012. Wright Tanks Limited constructs in general accordance to AS/NZS 1546.1:2008, 3106.2009 and TP58 standards (where applicable.) Wright Tanks Limited is a member of the New Zealand Concrete Tank Manufacturers Association.

The installation of the system includes a 1-year service contract and, thereafter, the homeowner enters into a maintenance contract with Wright Tanks Limited that allows for bi-annual services. These services are to be conducted only by Wright Tanks Limited employees or approved installers. This treatment system will be installed by Wright Tanks Limited or their approved installers and Wright Tanks Limited will not 'sign off' work conducted by any other drain layer, plumber or persons who carries out any aspect of the above forementioned work without pre-arranged approval.

The following practices are required to assist in the continual smooth operation of the system:

1: No sanitary products or nappies should be introduced into the tank. These products cause blockages and operational issues within the treatment system.
2: Water should be conserved. High or excessive water usage can result in hydraulic overload of the treatment system and disposal field, impacting on both the treatment quality and potentially causing flooding or pooling in the disposal field, which will breach discharge consent requirements.
3: No strong chemicals or cleaners should be introduced into the tank, and we recommend the use of environmentally friendly products. Strong bleach or other cleaning products can kill or harm the good microbial populations that are used to treat incoming wastewater. This can result in poor treatment quality.
4: The tank should be pumped out regularly; the average period between emptying is three to five years however this will vary depending on the system loading.

If the above points are not followed, then additional maintenance and/or replacement costs may be incurred at the homeowner's expense.

All fixtures, vent pipes and fittings required by the building code are to be supplied and fitted by the homeowners' drain layer. The concrete plant is guaranteed for a period of ten years, pumps for two years, electrical fittings and all plastic pipes and fittings are guaranteed for one year.

[redacted]

[redacted]

Date: 12/6/2024

Building location and design approximate only. Please see architectural plans for exact details

WRIGHT TANKS LTD

HAWKE'S BAY APPROVED DESIGNER ANDREW WRIGHT

NZCTMA APPROVED

No. of 3-bed dwellings: 2
No. of 4-bed dwellings: 6
Occupancy rates:
3-bed: 5 ppl/dwelling
4-bed: 6 ppl/dwelling

Design Occupancy: 46 people

Per capita: 180 L/person/day

Total Flow: 8,280 L/day.

LDPE Trenches:
No. Trenches: 2 x 14
Trench Length (m): 24
Trench Width (m): 2
Total Area (m^2): 672

Application Rate
Flow/Area: 12.3 L/m^2/day.

The installation of the wastewater treatment plant and land application area will be done in accordance with;

NZ building Code Clause G13/VM4.
AS/NZS 1547:2012

The design and construction of the wastewater treatment plant is in accordance with;

Manual for On-site Wastewater Systems Design and Management (Horizons, 2010)
AS/NZS 1546.1:2008
AS/NZS 3106:2009
TP58 (ARC, 2004)

As Built plans are drawn off the supplied drawing from the sub contractor. Wright Tanks Ltd do not survey the site and therefore take no responsibility for the accuracy of such plots.

Plans are drawn off a supplied drawing. Wright Tanks Ltd do not survey the site for boundary dimensions or building and driveway location. These are approximate and may vary to exact locations. See architectural site plan for exact measurements and locations. Wright Tanks Ltd therefore take no responsibility for the accuracy of such dimensions.

Site Plan to be read in conjunction with the enclosed site inspection report.

Name:	HAPI, Robin
Address:	112 Union St, Foxton
Drawn By:	MT
Scale:	Do Not Scale
Date:	2024-06-04
Ref #:	****
Signed:	

fp: 0800 253 273
t: 06 353 6157 f: 06 353 3020
PO Box 4777 Palmerston North 4442
email: admin@wrighttanks.co.nz
www.wrighttanks.co.nz

WRIGHT TANKS LTD

12th June 2024

Horizons Regional Council
Private Bag 11025
Palmerston North
Attn: [redacted]

Dear [redacted]

Re: PS 1
[redacted]
112 Union Street
Foxton

I write to confirm that the enclosed plans for the above named property and reports and all specifications to do with the sewage disposal system for the proposed installation is in accordance with NZ Building Code Clause G13/VM4 and G13/AS2 when drains are installed. The system is installed and constructed in accordance with AS/NZS1547:2012, AS/NZS1546.1:2008, NZS3106:2009 standards. Wright Tanks Limited is also member of the New Zealand Concrete Tank Manufacturers Association.

All calculated designs are done in accordance with Horizon Regional Councils One Plan guidelines.

All plans and drawings have been drawn up and assessed by a suitably qualified professional and as an independent suitably qualified professional to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of $250,000) I hereby declare that all of the work to be completed by Wright Tanks Limited specifications will be signed off by the writer.

A Producer Statement will also be issued after the installation of the above work has been completed.

Regards

[redacted]
Director
Registration Number: 23958

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North

WRIGHT TANKS LTD

12th June 2024

Horowhenua District Council
Private Bag 4002
Levin
Attention: Building Inspector

Dear Building Inspector

Re: PS 1
[redacted]
112 Union Street
Foxton

I write to confirm that the enclosed plans for the above named property and reports and all specifications to do with the sewage disposal system for the proposed installation is in accordance with NZ Building Code Clause G13/VM4. The system is installed and constructed in accordance with AS/NZS1547:2012, AS/NZS1546.1:2008, NZS3106:2009 standards. Wright Tanks Limited is also member of the New Zealand Concrete Tank Manufacturers Association.

All calculated designs are done in general accordance with Horizon Regional Councils One Plan guidelines.

All plans and drawings have been drawn up and assessed by a suitably qualified professional and as an independent suitably qualified professional to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of $250,000) I hereby declare that all of the work to be completed by Wright Tanks Limited specifications will be signed off by the writer.

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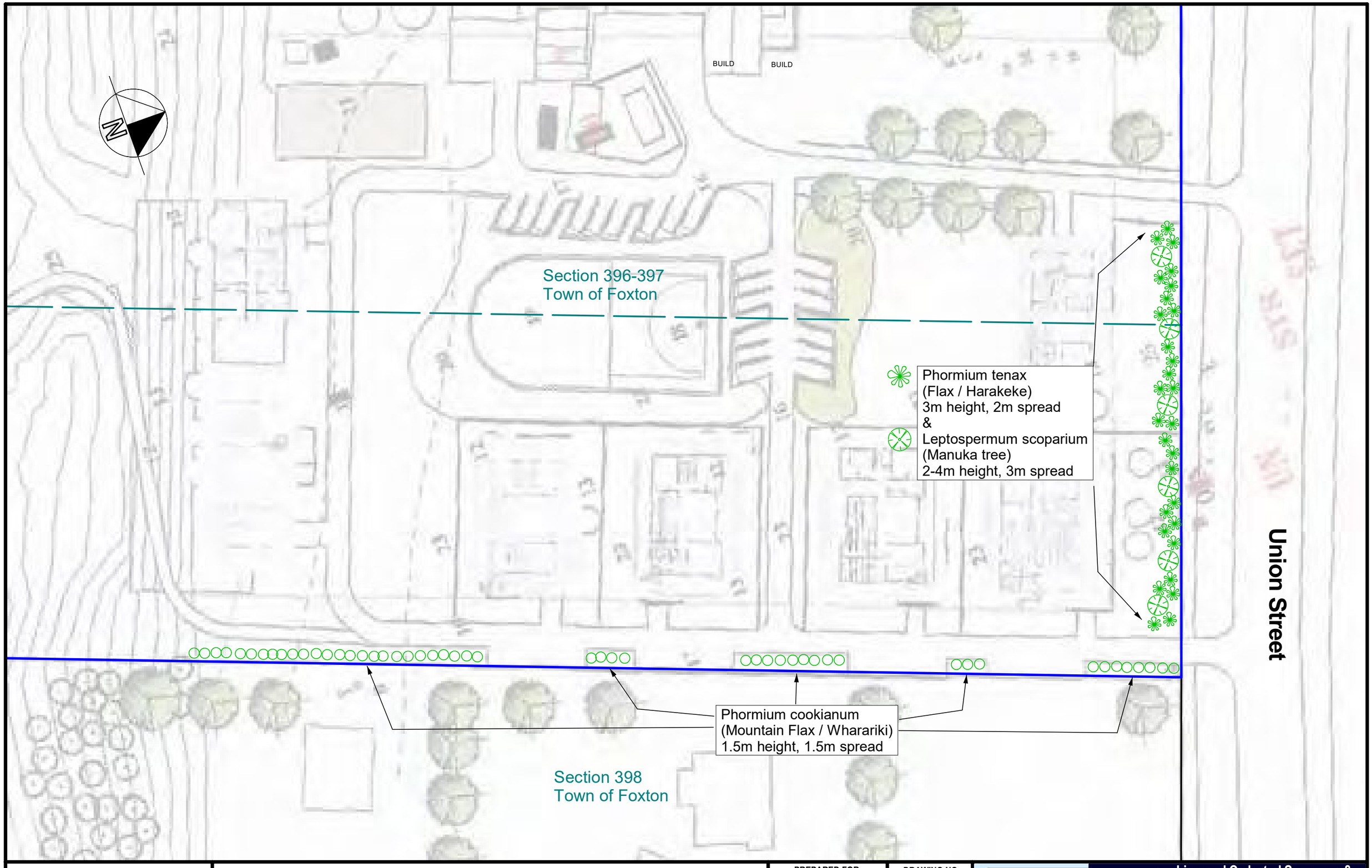
Regards

[redacted]

[redacted]
Director
Registration Number: 23958

t:0800 253 273 fax:06 353 3020
e: admin@wrighttanks.co.nz web: www.wrighttanks.co.nz
PO Box 4777 Palmerston North



Horizontal Scale	1 : 500 at A3
Vertical Scale	N/A
Date Drawn	3 April 2025

Landscape Plan
-112 Union Street, Foxton

PREPARED FOR: Hapi, R

DRAWN BY: JT

DRAWING NO: TA-6182 301

TRUEBRIDGE ASSOCIATES LIMITED
Licensed Cadastral Surveyors & Resource Management Planners
Office 522 Queen Street, Levin
Telephone 06 368 6249
Facsilile 06 368 6049
Email levin@truebridge.co.nz

Tanya Nikolajenko

From: [redacted]
Sent: Monday, 23 December 2024 11:45 am
To: Records Processing
Cc: [redacted]
Subject: RFI response - 501/2024/45 - 112 - 114 Union St, Foxton - Hapi Whanau Trust
Attachments: Signed site plans with written approvals.pdf; s92 Response.pdf; RE: 501/2024/45 - Papakainga housing - 112 Union St, Foxton; RE: Papakainga housing - 112 Union St, Foxton; Horizons Planning Report final.pdf; Form A - Horizons Application.pdf

Good morning,

Please find attached the information requested for this proposal. Please let me know if this is sufficient to allow you to progress to a decision on this proposal.

I hope you have a lovely Christmas and all the best for 2025.

Regards

[redacted]
Principal Planner
MRP (Hons)

TRUEBRIDGE ASSOCIATES LIMITED
522 Queen Street,
Levin 5540.
T (06) 368 6249
F (06) 368 6049
M [redacted]
Truebridge Associates | Land Surveying | Feilding & Levin

PROPOSED MASTER PLAN

Clinton Purches 18/12/2024

PROPOSED MASTER PLAN

110 - 112 UNION ST, FOXTON PAPAKĀINGA

PROPOSED MASTER PLAN

S92 RESPONSE

LAND USE CONSENT – HAPI WHĀNAU TRUST

S92 Response LUC 501/2024/45

23 December 2024
Reference: 6182

TRUEBRIDGE ASSOCIATES LIMITED

LICENSED CADASTRAL SURVEYORS
& RESOURCE MANAGEMENT CONSULTANTS

LEVIN
Ph 06 368 6249

FEILDING
Ph 06 323 7576

[redacted]
Consultant Planner
Horowhenua District Council

SUB 501/2024/45 s92 response

On 20 November 2024 Horowhenua District Council (HDC) sent Truebridge Associates Limited (TAL) a Request for Further Information (RFI) regarding a land use consent application for the Hapi Whānau Trust to erect seven additional dwellings for papakāinga housing on one title which exceeds the number of residential dwelling units allowed per site. The specifics of the RFI and response to them are detailed below.

Stormwater:

1. It is acknowledged that the application material indicates that the soakpit sizes are adequate given the site's high permeability however, specific calculations for the soakpit dimensions—such as length, width, and depth—are not provided. The submitted cross-section detail (Plan Name: Typical Construction Details Soak Pit for Dwellings – D01) does not contain detailed information on calculations or the length, width, and depth of each of the soakpits (i.e. dimensions for each soakpit). Furthermore, while the depth is referenced to "Table 1" in the plan, Table 1 in the engineering report does not include this information. Can you please provide further clarification on this matter to enable the DE to complete their assessment and verify the soakpit proposal.

   Response: The application proposes flexibility in the dwellings erected or re-located to the site. The reason for this is that the Hapi whānau had architectural drawings carried out for the dwellings they would like, however a lack of funding has meant that these are unlikely to be the end result. They are currently looking at yard built relocatable dwellings as an option. These dwellings would be smaller than the drawings shown. Detailed dimensions of the proposed soakpits therefore is not something we have had carried out as these will depend on the size of the dwellings. A condition of consent can ensure that stormwater is contained within the application site consistent with District Plan requirements. Details of soakpits to contain stormwater would be required at building consent application. We have had a stormwater assessment carried out that shows this is achievable on this site.

Water supply:

2. With respect to water supply, please confirm that the proposal has been assessed against and complies with the requirements of FENZ under SNZ PAS 4509:2008, including the detail to confirm this.

   Response: Please see page 35 of the Infrastructure Assessment Civil Report. This shows a dotted line which is the 90m firefighting water supply radius around the swimming pool which is proposed to be used for firefighting water storage. The areas for all dwellings fall within this circle so would comply with the requirements of FENZ under SNZ PAS 4509:2008.

Wastewater:

3. Please provide confirmation of whether the wastewater system requires consent from Horizons, and that Horizons would consider that there would be an acceptable solution for onsite disposal of wastewater for the overall proposal, such that they would consider that they would be able to grant a

consent for the same. It may also be prudent to confirm what Horizons any minimum requirements, as these may need to inform any consent conditions.

Response: I have been in touch with Horizons and they have confirmed that resource consent would be required. Please find attached an e mail from Sara Cook specifying the details of this and our consent application which has now been made to Horizons for this consent.

Affected Party approvals:

4. Can you please provide copies of the proposed plans, including site plan and elevations, signed by the affected parties. This is required to ensure that they have sighted the planned proposal and signed off on all elements.

   Response: All affected parties received a complete set of plans. Please find attached the site plans signed by them.

Access:

5. Please provide confirmation from Council's roading manager that no further traffic assessment is required (including a TIA) and that they are satisfied that potential traffic effects will be less than minor.

   Response: Please find attached an e mail from Council's roading manager confirming that he can't foresee any adverse traffic effects with this development.

Landscaping:

6. Can you please provide further details of the proposal landscaping on the site to enable appropriate conditions to be drafted. In particular, can you please provide further assessment of the potential visual effects along the road frontage of Union Street and any mitigate measures proposed here. I note that you have provided assessment regarding these properties however, the application site is a rural zone property and this proposal reflects a density quite different to what would be reasonably expected by these properties. Some frontage landscaping may be prudent to help in screening the proposal along the front boundary.

   Response: The applicant proposes to plant giant flax interspersed with native trees along the front boundary to screen the proposed development from the road. These will make an attractive screen and also would represent the history of Foxton as the flax capital of New Zealand. Visual effects along the road frontage of Union Street would be pleasant with the proposed flax and native trees along the road frontage and potentially the two proposed dwellings closest to the road frontage partially visible but screened and softened by the proposed boundary planting. This would ensure that the proposed development is screened from the road visually in appropriate planting which would enhance the development and provide an attractive visual buffer for passers-by.

7. Also, please confirm whether there is any additional planting for within the site to aide in breaking up the built form of the site. I note that the application material refers to a number of different planting typologies however, it is not clear as to where these are to be located.

   Response: The applicant proposes to plant fruit trees in the maara kai area and some native trees and shrubs around the site. This planting would not be uniform hedging as the development is proposed to

be integrated for communal living. Native planting is proposed at the rear of the site as shown on the site plan.

Yours faithfully,

[redacted]
Principal Planner

Truebridge Associates Ltd
Licensed Cadastral Surveyors &
Resource Management Planners
522 Queen Street Levin - Ph 06 368 6249

RESOURCE CONSENT APPLICATION

DISCHARGE CONSENT – 112 UNION STREET, FOXTON

Domestic Wastewater Discharge
Assessment of Environmental Effects

19 December 2024
Reference: 6674
Applicant: Hapi Whānau Trust

CONTENTS

19 December 2024

Consents Planner
Horizons Regional Council
11-15 Victoria Avenue
Palmerston North

Dear Sir/Madam,

Wastewater Discharge Consent for Section 396-397 Town of Foxton– 112 Union Street, Foxton – Hapi Whanau Trust

On behalf of Hapi Whānau Trust, please find herewith an application under Section 88 of the Resource Management Act 1991 for resource consent for a discharge to land.

1. SITE DESCRIPTION

The application site is located on the southern side of Union Street, Foxton, approximately 360m east of the intersection with Nye Street. It is held on one 2.1954ha certificate of title, issued in 1983. The site has the legal description Section 396-397 Town of Foxton and the valuation number 14770 378 00. The site is commonly referred to as 112 Union Street, Foxton. The site can be found at approximate map reference NZTM: E1794770.49 N5516143.46.

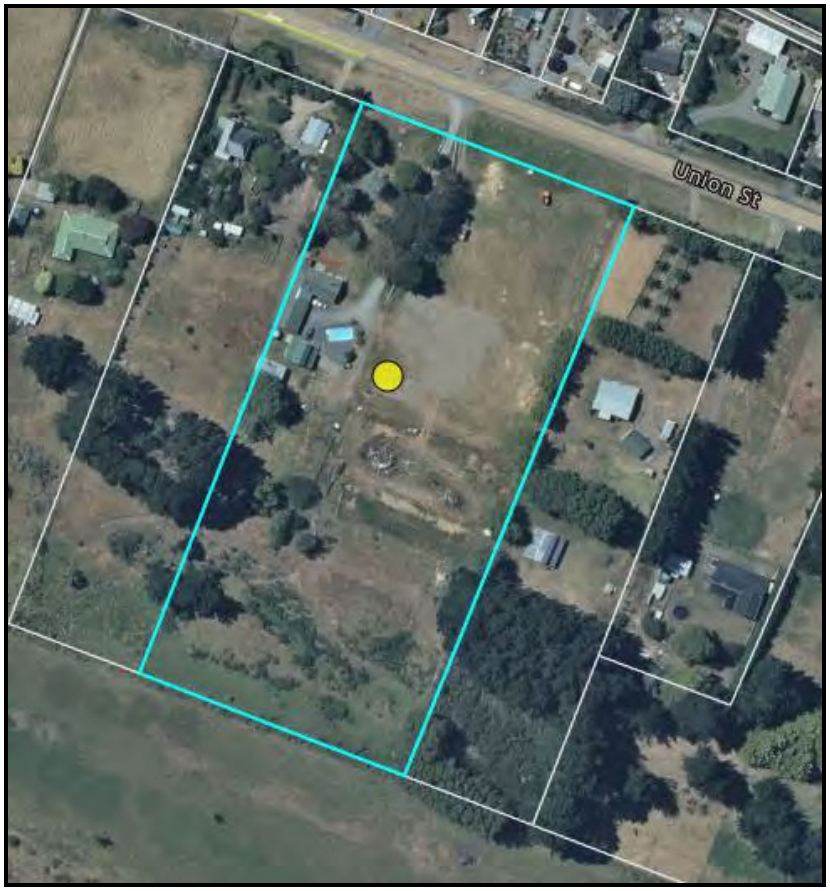


Figure 1. Aerial image of site location. Source: Horizons Regional Council Aerial Maps 2019.

The site is relatively flat with a dune running parallell to the road in the southern portion of the site. There is an existing dwelling and garage and three existing accessory buildings on the site. There is an existing onsite wastewater system for the dwelling.

The site is located in the Manawatu Catchment in the surface water management zone Mana_13 and sub zone Mana_13f. The closest surface water source is a stormwater drain located on the properties north of the site approximately 185m north of the northern boundary. The closest water bore Is located approximately 300m south of the site.

An application has been made to Horowhenua District Council for the creation of a papakāinga creating 7 additional dwellings on the site making 8 total. There are no connections available to reticulated services and onsite wastewater discharge is required. Water for residential consumption is via onsite roof tanks.

The site is generally vegerated in grass with shrubs and strees in the north west of the property.

2. APPLICATION

The application is for a new onsite wastewater discharge consent for 7 dwellings on the site, which is approximately 2.195ha. The discharge would be associated with six 4-bedroom dwellings and two 3-bedroom dwellings with a combined effluent disposal system for all dwellings in the Papakāinga.

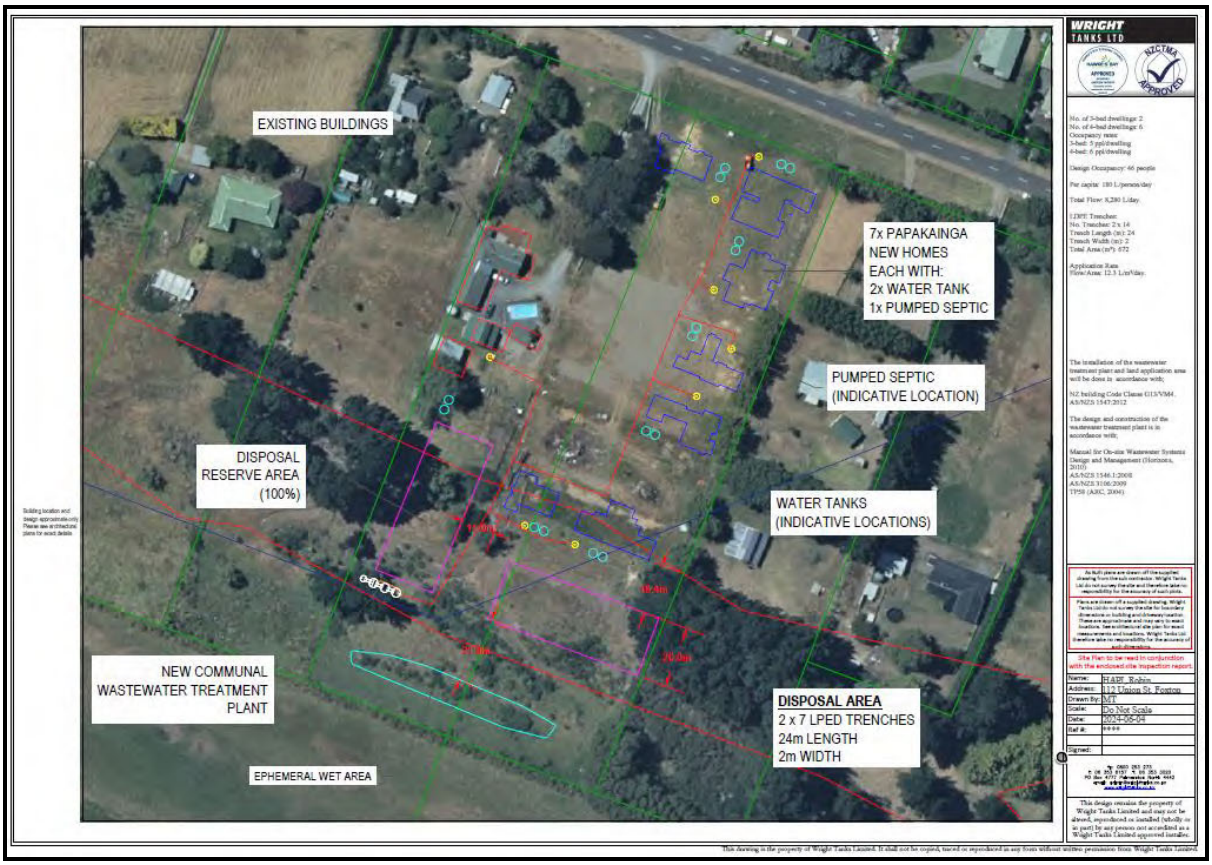


Figure 2. Wright Tanks site plan

The proposed system is designed for maximum occupancy rates of five people in the 3-bedroom dwellings and six people in the 4-bedroom dwellings. It is anticipated a total of 8280 L/day will need to be disposed of onsite based on 180L waste water per person per day.

Each of the dwellings will have a pumped septic system which connect to a common disposal area. The disposal field has no rare or threatened habitats nearby and will be planted in shrubs. The land application area would be 16.4m from the closest dwelling and 1.5m from the closest boundary to the east.

A site assessment has been completed by wright tanks and is attached to this report. The report indicates sandy topsoil with underlying dunal sand. No groundwater was encountered in the excavation down to 4m. The report recommends a 5000l pumped tank per dwelling having a total capacity of 36,000L and working capacity of 28,900L.

There is 672m^2 of land disposal area available with a reserve area with a 100% service capacity. The application rate will be 12.3L/m^2/day.

3. REGIONAL PLAN (ONE PLAN)

3.1 Rules

Wastewater discharges are covered under section LF-LW of the One Plan. With new and upgraded discharges being a permitted activity subject to specific conditions.

Table 1. Relevant One Plan Standards.

Rule/Standard		Compliance
LF-LW-R22 New and upgraded discharges of domestic wastewater		
1.	1. The activity must comply with conditions (1) to (7) of RP-LF-LW-R21.	
	1. The design flow as specified in section 3 of the Manual for On-Site Wastewater Systems Design and Management (Horizons Regional Council, 2010) must be no greater than 2 m3 /d (2,000 litres per day).	Does not comply
Comment	The proposal includes 8280l/day	
	2. The flow allowance used to calculate the system design flow must be no less than 145 litres per person per day where the water* supply is provided by roof water* collection, or no less than 180 litres per person per day for other sources of water* supply.	Complies
	3. The discharge* must consist only of contaminants* normally associated with domestic sewage* and greywater*.	Can Comply
Comment	The discharge would only be for domestic wastewater of the papakainga.	
	4. There must be no direct discharge* of wastewater* to groundwater.	Can Comply
Comment	A test hole was dug to 4m which indicated no presence of ground water.	
	5. The discharge* must comply with the following separation distances: a. at least 20 m from any bore* used for drinking water* supply. b. at least 20 m from surface waterbodies*, artificial	Complies

	watercourses* and the coastal marine area^.	
Comment	The proposed site is not within 20m of a water bore or any surface water body.	
	6. The discharge* must not cause any offensive or objectionable odour beyond the property* boundary.	Can Comply
	7. There must be no increase in the concentration of pathogenic organisms in any surface waterbody* as a result of the discharge*.	Can Comply
Comment	These would form part of ongoing monitoring.	
2.	All aspects of the wastewater* treatment and land* application system, including soil assessment, design, installation and operation, must be in accordance with the Manual for On-Site Wastewater Systems Design and Management (Horizons Regional Council, 2010).	Can comply
Comment	The testing has been done by Wright Tanks, which has included a soil assessment. The design in in accordance with the On-Site Wastewater Systems Design and Management (Horizons Regional Council, 2010). Installation would be done at the time of residential development and it is proposed to be a consent condition.	
5.	Where the property* within which the discharge* occurs is less than 4 ha:	
a.	the property* must cover an area of at least either 5,000 m2 for properties* created by subdivision* after this rule^ becomes operative^, or 2,500 m^2 for properties* that existed at the date that this rule^ becomes operative^	Complies
Comment	The proposed site is <5000m^2	
b.	the wastewater* treatment system must include secondary treatment which must achieve, as a minimum, the following discharge* quality standards: 20 g/m^3 Biochemical Oxygen Demand, 30 g/m^3 Suspended Solids, and 60 g/m^3 Total Nitrogen.	Can comply
Comment	This can be achieved. The new treatment system is proposed to be a commercial Protec treatment plant. It is anticipated the sewerage treatment system will treat the effluent to a high degree prior to discharge to land.	
c.	the land* application system must be via pumping to dose load pressure compensating dripper irrigation lines	Does not comply
d.	the areal loading rate within the wastewater* land* application area must be no greater than 3 mm/d (3 litres per m^2 per day) or a lesser rate in accordance with that prescribed in Table 6.2 in the Manual for On-Site Wastewater Systems Design and Management (Horizons Regional Council, 2010).	Does not comply
Comment	The proposal includes a dispersal rate of 12.3mm/day/m^2	
6.	Separation distances to waterbodies* and property* boundaries must be in accordance with those specified in Table 2.2 in the Manual for On-Site Wastewater Systems Design and Management (Horizons Regional Council, 2010).	Complies
Comment	Land Application area is greater than 20m from any water body. It is not within a known flood area.	
7.	The placement, burial, covering and exclusion of the land* application area must be as specified in section 6 in the Manual for On-Site Wastewater Systems Design and Management (Horizons Regional Council, 2010).	Can Comply

Comment	The proposed system would be buried in accordance with the Manual for On-Site Wastewater Systems Design and Management (Horizons Regional Council, 2010).	
8.	For secondary treatment systems there must be at least a 50% reserve disposal area allocation. For primary treatment systems this reserve area allocation must be not less than 100%.	Complies
Comment	The system has a 100% reserve area available.	
9.	The activity must not take place in any rare habitat*, threatened habitat* or at-risk habitat*.	Complies
10.	The activity must not be to any historic heritage* identified in any district plan^ or regional plan^.	Complies
11.	The wastewater* treatment and land* application system must be maintained by a manufacturer approved contractor in accordance with the supplier's specifications or the requirements of the Manual for On-Site Wastewater Systems Design and Management (Horizons Regional Council, 2010), whichever are the more stringent. All records of each maintenance* action must be retained and made available for inspection by the Regional Council or its agents upon request.	Can Comply
Comment	The proposal has a maintenance clause after installation and identifies an ongoing maintenance contract. This is proposed as an ongoing consent condition.	
12.	The discharge* must not cause any offensive or objectionable odour beyond the property* boundary.	Can Comply
LF-LW-R24 Discharges of domestic wastewater not complying with LFLW-R21 and LF-LWR22		
1.	The design flow must not exceed 6 m3/d.	Does Not comply
Comment	The proposal has an application rate greater than $6m^3/d$.	
2.	The flow allowance used to calculate the system design flow must be no less than 145 litres per person per day where the water supply is provided by roof water collection, or no less than 180 litres per person per day for other sources of water supply	Complies
3.	The discharge must consist only of contaminants normally associated with domestic sewage and greywater.	Complies
4.	The activity must not take place in any rare habitat, threatened habitat or at-risk habitat.	Complies
5.	The activity must not be to any historic heritage identified in any district plan or regional plan.	Complies

The proposal is for a collective onsite wastewater treatment plant for a papakāinga. It would not comply with the permitted activity standards for loading rates or total volumes in LF-LW-R22. It does not comply with the loading rates in LF-LW-R24. It is therefore a Discretionary Activity as per LF-LW-R38.

4. APPLICATION STATUS

No other NES is relevant to the proposal. Overall, it would be a Discretionary Activity as per the One Plan above.

5. SECTION 95 ASSESSMENT

Section 95 of the Resource Management Act 1991 sets out the process for determining whether an application for Resource Consent should be processed on a notified, limited notified or non-notified basis. This is currently set out in a 4-stage process as follows.

1. If the applicant requests notification or does not respond to a request for further information within the deadline Council must notify.
2. If the activity is subject to a rule or NES which precludes notification or if the activity is a controlled activity, a restricted discretionary or discretionary activity which is a subdivision or residential activity, a restricted discretionary, discretionary or non-complying activity which is a boundary activity or a prescribed activity it must not be publicly notified.
3. If not precluded by step 2 an application must be publicly notified if a rule or NES requires it or if effects are likely to be more than minor.
4. If special circumstances exist publicly notify.

If the application shall not be publicly notified Council must determine if there are any parties adversely affected in a minor or more than minor way. If so these parties must be notified. If not, the application can be granted non-notified.

The above matters and their relevance to this application are discussed in the assessment below.

5.1 Assessment of Environmental Effects

The actual and potential effects of this proposal relate to:

a. Water quality
b. Human health
c. Cultural Impact

Water Quality

A wastewater discharge to land that breaches the standards for application rates has the potential to affect the quality of freshwater.

Water quality for surface water and ground water in the region has declined, which is attributed to nutrient enrichment from a range of sources including septic discharges.

The proposal includes a communal disposal facility for 8 dwellings instead of individual disposal for each dwelling. The individual dwellings will pump to a communal wastewater treatment plant before dispersal to land. The system is a protec system with a capacity of 36000L, which doesn't include the additional 5000L pump tanks on each dwelling. The system is designed to have a high level of treatment prior to disposal.

The site has been tested by Wright Tanks who are experienced in this type of activity and the soil type is adequate for the loading rate.

The proposed disposal area is more than 20m from any freshwater source and the land is not subject to inundation from flooding. So is unlikely to cause any further degradation of freshwater for surface water or groundwater sources.

There is a reserve discharge area to support the primary discharge area that can support 100% capacity. – There is unlikely to be a septic discharge of untreated sewerage. That would affect any surface water.

Overall, the proposal is considered to have a less than minor effect on water quality.

Human Health

The proposed discharge consists solely of treated wastewater and would be is a dispersal bed that is away from any drinking water sources and is above the water table. This would be a discharge of secondary effluent that has gone through a commercial sewerage treatment system. The proposal includes a protec commercial system from Wright Tanks and includes an ongoing maintenance contract.

A maintenance plan would form part of the installation contract and there are proposals for continued maintenance of the system. It is proposed a consent condition be imposed that once installed the system is maintained on an ongoing basis with records made available to Horizons upon request.

Overall, this is assessed as having a less than minor effect on human health.

Cultural Impact

The Hapi Whānau have provided a Kawa and Tikanga report. This report indicates that the proposal is tika in accordance with appropriate customs. It also indicated the ongoing wastewater treatment will ensure all tikanga appropriate with the wastewater treatment is consistent with Kaupapa and cultural practices.

Consultation

No other party is assessed as being affected by the proposal, so no consultation has occurred.

Special Circumstances

There are considered to be no special circumstances in relation to this application that warrant the application to be processed on a notified basis.

Notification

This proposal is a discretionary activity, however, no other party is considered affected by the proposal. It can therefore be processed non-notified.

6. SECTION 104 ASSESSMENT

This proposal would allow for a wastewater discharge in a rural zone that breaches the discharge standards of the Regional Plan.

The effects of this discretionary activity are considered to be no more than minor for the reasons outlined above. Potential effects can be effectively mitigated through the imposition of appropriate conditions of consent.
The relevant policies and objectives of the district plan are listed below:

6.1 Policies and Objectives

One Plan

This proposal would allow for an onsite domestic wastewater discharge that would not comply with the permitted activity standards for loading rates or total volumes.

The effects of this discretionary activity are no more than minor for the reasons outlined above. Potential effects can be effectively mitigated through the imposition of appropriate conditions of consent.

An assessment of the application against these matters and the relevant objectives and policies of the Regional Plan is found below.

Horizons Regional Council - One Plan
LF-FW-O4: Water quality
1. Surface water* quality is managed to ensure that: a. Water* quality is maintained in those rivers* and lakes* where the existing water* quality is at a level sufficient to support the Values in RP-SCHED2 b. Water* quality is enhanced in those rivers* and lakes* where the existing water* quality is not at a level sufficient to support the Values in RP-SCHED2 c. accelerated eutrophication and sedimentation of lakes* in the Region is prevented or minimised d. the special values of rivers* protected by water conservation orders^ are maintained. 2. Groundwater quality is managed to ensure that existing groundwater quality is maintained or where it is degraded/over allocated as a result of human activity, groundwater quality is enhanced.
Comment: The closest freshwater source to the proposed discharge area is a drain north of the site. As the discharge is to land it is extremely unlikely for the wastewater to enter the drain that is 185m north of the northern boundary.
LF-FW-P5: Water quality targets*
In RP-SCHED5, water quality targets* relating to the RP-SCHED2 Values (repeated in Table 7) are identified for each Water Management Sub-area*. Other than where they are incorporated into permitted activity^ rules as conditions^ to be met, the water quality targets* in RP-SCHED5 must be used to inform the management of surface water* quality in the manner set out in LF-FW-P6, LF-FW-P7 and LF-FWP8.
Comment: Due to the distance from any surface water source, the proposal is unlikely to affect water quality targets as outlined in RP-Sched5.
LF-FW-P6: Ongoing compliance where water quality targets* are met
1. Where the existing water* quality meets the relevant RP-SCHED5 water quality targets* within a Water Management Sub-area*, water* quality must be managed in a manner which ensures that the water quality targets* continue to be met beyond the zone of reasonable mixing (where mixing is applicable). 2. For the avoidance of doubt: a. in circumstances where the existing water* quality of a Water Management Subarea* meets all of the water quality targets* for the Sub-area* (1) applies to every water quality

target* for the Sub-area*
b. in circumstances where the existing water* quality of a Water Management Subarea* meets some of the water quality targets* for the Sub-area* (1) applies only to those water quality targets*that are met
c. for the purpose of (1) reasonable mixing is only applicable to a discharge* from an identifiable location.

Comment: The proposal is in the Manawatu Water Management Area. as there is no direct discharge to a water source it is unlikely to reduce water quality as outlined in Mana 13_F.

LF-FW-P7: Enhancement where water quality targets* are not met

1. Where the existing water* quality does not meet the relevant RP-SCHED5 water quality targets* within a Water Management Sub-area*, water* quality within that Sub-area* must be managed in a manner that enhances existing water* quality in order to meet:
   a. the water quality target* for the Water Management Area* in RP-SCHED5, and/or
   b. the relevant RP-SCHED2 Values and management objectives that the water quality target* is designed to safeguard.
2. For the avoidance of doubt:
   a. in circumstances where the existing water* quality of a Water Management Sub-area* does not meet all of the water quality targets* for the Sub-area*, (1) applies to every water quality target* for the Sub-area*
   b. in circumstances where the existing water* quality of a Water Management Sub-area* does not meet some of the water quality targets* for the Sub-area*, (1) applies only to those water quality targets* not met.

Comment: The proposal would not affect the surface water quality of the sub-area.

LF-FW-P8:Management of water* quality in areas where existing water* quality is unknown

1. Where there is insufficient data to enable a comparison of the existing water* quality with the relevant RP-SCHED5 water quality targets*, water* quality within the Water Management Sub-area* must be managed in a manner which, beyond the zone of reasonable mixing* (where reasonable mixing* is applicable):
   a. maintains or enhances the existing water* quality
   b. has regard to the likely effect* of the activity on the relevant RP-SCHED2 Values that the water quality target* is designed to safeguard
   c. has regard to relevant information about the existing water* quality in upstream or downstream Water Management Sub-areas*, where such information exists.
2. For the avoidance of doubt:
   a. in circumstances where there is insufficient data to enable a comparison of the existing water* quality with all of the water quality targets* for a Water Management Sub-area* (1) applies to every water quality target* for the Sub-area*
   b. in circumstances where there is insufficient data to enable a comparison of the existing water* quality with some of the water quality targets* for a Water Management Sub-area* (1) applies only to those water quality targets* with insufficient data
   c. for the purpose of (1) reasonable mixing* is only applicable to a discharge* from an identifiable location.

Comment: There would be no direct discharge to water from the proposed activity.

LF-FW-P9:Maintenance of groundwater quality

1. Discharges* and land* use activities must be managed in a manner which maintains the existing groundwater quality, or where groundwater quality is degraded/over allocated as a result of human activity, it is enhanced.

Comment: The proposed discharge area did not have any groundwater in the 4m deep test pit. it is unlikely to have an effect on groundwater quality.

LF-FW-P13: Point source discharges* to land*

Discharges* of contaminants* onto or into land* must be managed in a manner which:

1. does not result in pathogens or other toxic substances accumulating in soil or pasture to levels that would render the soil unsafe for agricultural, domestic or recreational use
2. has regard to the strategies for surface water* quality management set out in LF-FWP6, LF-FW-P7 and LF-FW-P8, and the strategy for groundwater management set out in LF-FW-P9
3. maximises the reuse of nutrients and water* contained in the discharge* to the extent reasonably practicable
4. results in any discharge* of liquid to land* generally not exceeding the available water* storage capacity of the soil (deferred irrigation)
5. ensures that adverse effects* on rare habitats*, threatened habitats* and at-risk habitats* are avoided, remedied or mitigated.

Comment: The proposal would allow for a domestic wastewater discharge, the report from Wright Tanks recommends planting over the area to help diffuse nutrients. The use as a domestic garden would be the best use for the area. The proposal does not have a direct discharge to water and gives regard to the strategies in LF-FW6-9.

LF-LW-O2: Management of discharges* to land* and water* and land* uses affecting groundwater and surface water quality

The management of discharges* onto or into land* (including those that enter water*) or directly into water* and land* use activities affecting groundwater and surface water* quality in a manner that:

1. safeguards the life supporting capacity of water* and recognises and provides for the Values and management objectives in RP-SCHED2,
2. provides for the objectives and policies of RPS-LF as they relate to surface water* and groundwater quality, and
3. where a discharge* is onto or into land*, avoids, remedies or mitigates adverse effects* on surface water* or groundwater.

Comment: The proposal would discharge treated wastewater into land in a manner that prevents the wastewater from entering any surface water body. The site is proposed to be planted in a manner that uses excess nutrients. A test pit did not show the presence of groundwater. It is assessed as being consistent with this objective.

LF-LW-P5: Consent decision-making for discharges* to land*

When making decisions on resource consent^ applications, and setting consent conditions^, for discharges* of contaminants* onto or into land* the Regional Council must have regard to:

1. the objectives and policies of RPS-LF regarding the management of groundwater quality and discharges*,
2. where the discharge* may enter surface water* or have an adverse effect* on surface water* quality, the degree of compliance with the approach for managing surface water* quality set out in RPS-LF,
3. avoiding as far as reasonably practicable any adverse effects* on any sensitive receiving environment* or potentially incompatible land* uses, in particular any residential buildings, educational facilities*, churches, marae, public areas, infrastructure^ and other physical resources of regional or national importance identified in RPS-EIT-P1, wetlands*, surface water bodies* and the coastal marine area^,
4. the appropriateness of adopting the best practicable option* to prevent or minimise adverse effects* in circumstances where:
    a. it is difficult to establish discharge* parameters for a particular discharge* that give effect

to the management approaches for water* quality and discharges* set out in RPS-LF,
b. the potential adverse effects* are likely to be minor, and the costs associated with adopting the best practicable option* are small in comparison to the costs of investigating the likely effects* on land* and water*,

5. avoiding discharges* which contain any persistent contaminants* that are likely to accumulate in the soil or groundwater, and
6. the objectives and policies of RPS-RMIA, RPS-EIT, RPS-ECO, RPS-HCV, RPS-NATC, RPS-NFL, RPS-HAZ, and RP-IP to the extent that they are relevant to the discharge*.

LF-LW-P10: Management of discharges* of domestic wastewater*

When making decisions on resource consent^ applications, and setting consent conditions^, for on-site discharges* of domestic wastewater*, the Regional Council must generally ensure that the discharge* is in accordance with the Manual for On-site Wastewater Systems Design and Management (Horizons Regional Council 2010). For discharges* that are not in accordance with the Manual for On-site Wastewater Systems Design and Management (Horizons Regional Council 2010) the Regional Council must make decisions on resource consent^ applications, and set consent conditions^, for on-site discharges* of domestic wastewater*, to ensure that:

1. the site* is suitable for the intended on-site wastewater* management system,
2. the discharge* does not result in actual or potential contamination of:
   a. groundwater at any point of abstraction utilised for irrigation, stock drinking water* or domestic drinking water*,
   b. surface waterbodies*,
   c. stormwater drains,
   d. artificial watercourses*, or
   e. neighbouring properties*,
3. the discharge* does not constitute a public health threat,
4. the discharge* does not cause any offensive or objectionable odour beyond the property* boundary, and
5. a sufficient area of land* is set aside as a reserve disposal area.

Comment: The site is suitable for the proposed onsite wastewater management system as outlined in the report from Wright Tanks.
The test site indicated there was no immediate groundwater and the nearest water abstraction point is 300m away from the site boundary. The nearest surface water is a drain 180m north of the site. The site would be planted and would consist solely of treated wastewater.

LF-LW-P12: Consent decision-making requirements from the National Policy Statement for Freshwater Management

1. This policy applies to any application for the following discharges* (including a diffuse discharge*^ by any person or animal):
   a. a new discharge*; or
   b. a change or increase in any discharge* – of any contaminant* into fresh water*, or onto or into land* in circumstances that may result in that contaminant* (or, as a result of any natural process from the discharge* of that contaminant*, any other contaminant*) entering fresh water*.
2. When considering any application for a discharge* the Regional Council must have regard to the following matters:
   a. the extent to which the discharge* would avoid contamination that will have an adverse effect* on the life-supporting capacity of fresh water* including on any ecosystem associated with fresh water*; and

b. the extent to which it is feasible and dependable that any more than minor adverse effect* on fresh water*, and on any ecosystem associated with fresh water*, resulting from the discharge* would be avoided.

3. When considering any application for a discharge* the Regional Council must have regard to the following matters:

a. the extent to which the discharge* would avoid contamination that will have an adverse effect* on the health of people and communities as affected by their secondary contact with fresh water*; and

b. the extent to which it is feasible and dependable that any more than minor adverse effect* on the health of people and communities as affected by their secondary contact with fresh water*^ resulting from the discharge*^ would be avoided.

Comment: The proposal is a new discharge to land so this policy applies. The proposal is isolated from any freshwater sources and would not affect the life-supporting capacity of any identifiable freshwater source. The discharge would consist of treated wastewater into land, there would be no exposed points to the surface it is unlikely to result in an area where contact with the discharge can occur. It is therefore unlikely to affect human health and considered to be overall, consistent with this policy.

For the above reasons, the proposal is considered to be consistent with the objectives and policies of the One Plan.

7. OTHER MATTERS

The One Plan specifically outlines the National Policy Statement for Freshwater Management for any new discharge. The following objective and policies of the NPSFM are considered relevant;

7.1 National Policy Statement for Freshwater Management 2020

2.1 Objective

(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:

(a) first, the health and well-being of water bodies and freshwater ecosystems

(b) second, the health needs of people (such as drinking water)

(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.
Policy 8: The significant values of outstanding water bodies are protected.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.
Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.

The proposal is considered to be consistent with the objective and policies of the NPSFM for the following reasons;

The proposal would allow for a discharge in a manner that would not discharge into any surface water body. The site has been tested and indicates there would be no discharge to groundwater. The site is not close to any drinking water sources for people or animals, which mitigates any potential for contamination of such sources.

There are no wetlands or other rare, or endangered habitats that would be affected by the proposal. The distance for the discharge to any surface water body and the discharge to land would help to promote the protection of any water bodies and would also not adversely affect water quality in the area.

No other matters are considered relevant.

8. CONCLUSION

The proposal is an onsite wastewater discharge, it would breach the land application rates and is therefore a Discretionary Activity.

The discharge would not adversely affect any freshwater body or any other person.

Consequently, with the appropriate conditions, I am of the opinion that consent can be granted.

If you have any questions, please don't hesitate to contact me.

Yours faithfully,

[redacted] | **Senior Planner**

TRUEBRIDGE ASSOCIATES LIMITED

522 Queen Street | 100 Manchester Street
Levin 5540. | Feilding
M [redacted]

Application for **Resource Consent**

Form A: Administration Form

horizons REGIONAL COUNCIL

The purpose of this Administration Form (Form A) and the relevant Activity Information and Assessment Form (Form B) is to provide the applicant with guidance on information that is required under the Resource Management Act 1991. Please note that these forms are to act as a guide only, and Horizons Regional Council reserves the right to request additional information.

Failure to provide the required information and payment will delay the processing of your application. If you do not provide adequate information then we will not be able to process your application, and will return it to you. If you do not pay the required fees, we may stop processing your application until payment is received.

1 APPLICANT DETAILS

CONTACT DETAILS – This section applies to the applicant ONLY. Please use Section 2 for consultant details. Should any of these details change, at any time, please notify us as soon as possible.

For **individuals**, you must provide the full legal names of all individuals (such as John Robert Smith and Mary Jane Williams). For **companies and other incorporated entities** you must provide the company name, registration number and registered office details. You must also provide the name of a person or persons who will represent your company and be responsible for the consent.

For **partnerships and unincorporated entities** (such as private or family trusts or unincorporated societies) we must have the details of all authorised partners, trustees, members or officers. We may also request a copy of your society's rules to verify your status as a formal body or society.

Full legal name/s of applicant . Hapi Whnau Trust

This is the name/s that the consent will be issued to. There is space in part 2 to complete consultant/contractor details

Director/Chief Executive [redacted]

Company registration number .....

We will not accept applications made in the name of unregistered companies

Applicant's postal address 112 Union Street
Foxton 4814

Applicant's residential address

If different from postal address above

Applicant's email address . [redacted]

Applicant's phone number/s

Home ..... Business ..... Mobile . 021943286 ..... Fax .....

2 APPLICANT CONSULTANT/AGENT DETAILS

(If applicable)

Name/Company name . Truebridge Associates Limited

Contact person . [redacted]

Postal address 522 Queen Street
Levin

Email address [redacted]

Phone number/s

Home ..... Business ..... Mobile . 0272286456 ..... Fax .....

3 PARTNERSHIP/UNINCORPORATED ENTITY DETAILS

For partnerships or unincorporated entities (such as private or family trusts or unincorporated bodies or societies) you must provide details of all authorised partners, trustees or members. Any consent granted will then include these names (where possible), and all individuals will be legally responsible for the consent and any associated costs. Should these persons, or their contact details change, then you must notify us. Include details of all further partners/trustees/members on a separate page if necessary.

Name of person [redacted]

Status . Sole owner
(Such as partner or trustee)

Residential address . 112 Union Street, Foxton 4814

Name of person

Status
(Such as partner or trustee)

Residential address

Name of person

Status
(Such as partner or trustee)

Residential address

4 WHO SHOULD WE SEND APPLICATION CORRESPONDENCE TO?

☐ Applicant ☑ Consultant/Agent

Preferred address for service:

☐ Residential address ☐ Postal Address ☐ DX number ☑ Email ☐ Fax

Note: *All further costs will be invoiced directly to the Applicant unless otherwise specified*

5 RESOURCE CONSENT/S SOUGHT

Please select each of the following consents you are applying for. **Please note all prices are GST inclusive.**

☐ Drilling of a Well
Fixed initial deposit $575.00

☐ Surface Water Take
Fixed initial deposit
Stock Water: $977.50
Irrigation: $1,207.50
Other: $1,150.00

☐ Groundwater Take
Fixed initial deposit
Stock Water: fee $885.50
Irrigation: $1,863.00
Other: $1,115.00

☐ Dairyshed Discharge
Fixed initial deposit $885.50

☐ Land use Intensive Farming and Associated Discharges
Fixed initial deposit $1,725.00

☐ Land Disturbance/Vegetation Clearance (e.g. Earthworks)
Fixed initial deposit $920.00

☐ Land Disturbance/Vegetation Clearance (e.g. Forestry activities including NES Production Forestry)
Fixed initial deposit $920.00

☐ Transfer of Consent
Fixed initial deposit $100.00

☐ Works in a Waterbody
Fixed initial deposit $885.50

☐ Gravel Extraction
Fixed initial deposit $1,667.50

☑ On-site Wastewater discharge
Fixed initial deposit $885.50

☐ Discharge to Air
Fixed initial deposit $1,150.00

☐ Discharge to Land
Fixed initial deposit $885.50

☐ Discharge to Water
Fixed initial deposit $1,150.00

☐ Change of Consent Conditions
Fixed initial deposit
Administration conditions: $500
All other conditions: $885.50

☐ Transfer of activity location
Fixed initial deposit $885.50

☐ Intensive Winter Grazing
Fixed initial deposit $885.50

☐ Other
Fixed initial deposit $885.50

5A PROVIDE A BRIEF DESCRIPTION OF THE ACTIVITY TO WHICH THIS APPLICATION RELATES

Watewater discharge associated with a Papakainga development

5B EFFECT ON STATUTORY ACKNOWLEDGMENTS

Is the activity on, adjacent to, or may affect land that is subject of a statutory acknowledgment? ☐ Yes ☑ No

List of statutory acknowledgments:
Ngāti Tūwharetoa (Bay of Plenty) Claims Settlement Act 2005
Ngaa Rauru Kiitahi Claims Settlement Act 2005
Ngāti Apa (North Island) Claims Settlement Act 2010
Rangitāne o Manawatu Claims Settlement Act 2016
Rangitāne Tū Mai Rā (Wairarapa Tamaki nui-ā-Rua) Claims Settlement Act 2017
Ngāti Rangi Claims Settlement Act 2019

Information on statutory acknowledgments can be found on the Horizons website: **https://www.horizons.govt.nz/about-our-region-and-council/iwi-and-hapu**

If yes, Council must have regard to the statutory acknowledgments. We recommend that applicants considering undertaking works that may affect a statutory acknowledgment make contact with local iwi and/or hapū before the lodgement of a consent application to determine if there are any effects on the statutory acknowledgment.

5C TE AWA TUPUA (WHANGANUI RIVER CLAIMS SETTLEMENT) ACT 2017

Are the proposed works in the Whanganui catchment? ☐ Yes ☑ No

Please note that this covers a large area. If you are unsure, please contact the consents team.

If yes, the Whanganui River and its wider catchment is the subject of the Te Awa Tupua (Whanganui River Claims Settlement) Act 2017. Council must have regard to the values of Te Awa Tupua when making a decision on any application we receive (regardless of activity status). On that basis, we recommend that parties undertaking works within the Whanganui catchment make contact with Ngā Tāngata Tiaki o Whanganui and local iwi and/or hapū before lodgment of a consent application to confirm any requirements under Te Awa Tupua and obtain feedback on the proposed works.

5D TE WAIŪ-O-TE-IKA - WHANGAEHU RIVER (NGĀTI RANGI CLAIMS SETTLEMENT ACT 2019

Are the proposed works in the Whangaehu catchment? ☐ Yes ☑ No

Please note that this covers a large area. If you are unsure, please contact the consents team.

If yes, the Whangaehu River and its wider catchment is the subject of the Te Waiū-o-Te-Ika (Ngāti Rangi Claims Settlement Act 2019). Council must have regard to the values (Te Mana Tupua and Ngā Toka Tupua) of Te Waiū-o-Te-Ika when making a decision on any application we receive (regardless of activity status). On that basis, we recommend that parties undertaking works within the Whanganui catchment make contact with local iwi and/or hapū before lodgment of a consent application to confirm any requirements under Te Waiū-o-Te-Ika and obtain feedback on the proposed works.

5E **ARE THERE ANY CURRENT OR EXPIRED CONSENTS RELATING TO THIS PROPOSAL?**
If yes, please provide consent number(s) and description.

☐ YES ☑ NO

5F **IF THIS IS A RENEWAL OR REPLACEMENT APPLICATION, DO YOU AGREE TO SURRENDER YOUR CURRENT CONSENT SHOULD THIS APPLICATION BE GRANTED?**

☐ YES ☑ NO

5G **ARE THERE ANY OTHER CONSENTS REQUIRED FROM HORIZONS REGIONAL COUNCIL?**
If yes, please state the type of consent required and status.

☐ YES ☑ NO

5H **DO YOU REQUIRE ANY OTHER RESOURCE CONSENT FROM ANY LOCAL AUTHORITY FOR THIS ACTIVITY?** If yes, please state the relevant authority, type of consent required and status.

☐ YES ☑ NO

There is however a consent applicaiton in with horowhenua for the Papakainga as a whole.

6 **VALUE OF INVESTMENT (RENEWAL APPLICATIONS ONLY)**

Please complete this section ONLY if your application is to renew an existing consent. Select the value below of your investment which is dependent on this consent. Please note this must be on the book/market value (as opposed to replacement value).

☐ < $10,000
☐ $10,000 – 50,000
☐ $50,000 TO $250,000
☐ $250,000 - $1,000,000
☐ $1M TO 5 M
☐ $5M - $50M
☐ >$50 M
☐

If the scope of the investment relating to the activity(ies) which is reliant on the granting of this application is significant, you will need provide evidence of this valuation with the application; such as a valuation or other credible indication of current/recent market value.

7 LOCATION OF PROPOSED ACTIVITY

Is the activity in a coastal marine area? ☐ **YES** ☑ **NO**
(As defined in the RMA 1991)

Property address 112 Union Street, Foxton

Legal description Section 396-397 Town of Foxton
(This can be found on your rates invoice)

Valuation number/s

14770 378 00

Map reference (NZTM 2000) E 1794767.24 N 5516143.30
(If known)

7A IF THE OWNER AND/OR OCCUPIER OF THE ACTIVITY SITE DIFFERS FROM THE APPLICANT, PLEASE PROVIDE THEIR NAMES AND CONTACT DETAILS

Owner Name

Postal address

Email address

Phone number/s

Home Business Mobile Fax

Please note that written approval is required from this landowner and should accompany this application.

8 FIXED INITIAL DEPOSIT FOR APPLICATION

Please refer to the table in Section 5 for the relevant lodgement fee required with your application.

This fee is **REQUIRED** when an application is submitted and is an initial deposit towards the final cost of processing the application. Failure to pay the fee upon lodging your application may result in rejection of your application.

Please note that this initial deposit payment may not cover the full cost of processing the application. In accordance with Section 36(3) of the RMA, Council reserves the right to recover actual and reasonable costs for consent applications where the costs exceed the initial preliminary deposit. In some instances, where additional information is sought by either party, costs can increase and additional charges may be invoiced. Any additional charges will be payable in accordance with the schedule of additional charges laid out in our Annual Plan. Any additional costs will be invoiced following a decision on your application.

If a refund is due, you will be notified by letter or email advising you of the process to receive this.

Payment Methods for Deposit

- Internet banking to Horizons Regional Council bank account (see below)
- Over the counter – payments can be made at any of our offices listed on our website, using credit card, EFTPOS or cash

Please note – you will be liable for any current charges associated with this consent up until Horizons Regional Council receives a surrender or transfer form.

Name of account	Bank	Branch	Account No.	Suffix
Horizons Regional Council	02	0630	0024883	003

Note:
Payer Particulars – Applicant surname or party making payment on behalf of applicant
Payer Code – CONSENTS
Payer Reference – Company name or surname of applicant

Please write below what you have entered for the PayerCode/Payer Reference details when making your deposit online.

C O N S E N T S

Payer Particulars Hapi Payer Code CONSENTS Payer Reference – Name of Applicant Hapi

Total amount paid $ 885 Payment date 19/12/2024

Is the Council required to quote a purchase order number on future invoices for this application?
All Local and Central Government Agencies will require a Purchase Order

☐ Yes ☑ No Order Number

9 FINAL CHECKLIST

Have you attached the following?

- ☑ Activity Information and Assessment form/s as ticked above (Form B)
- ☑ Detailed map showing location and all required points of reference as requested on the activity application form.
- ☑ Fixed initial deposit payment

If you have already dealt with a member of Horizons Regional Council regarding your application, please specify their name.

.....

Please contact the consents team on freephone **0508 800 800** if you require assistance with your application.

10 APPLICANT DECLARATION

I Ross Bidlake.....confirm the information contained within this application and additional information is true and correct at the time of submissio[redacted]

Signature of applicant..[redacted]... Date ...19 Dec 2024.....

(Or person authorised to sign on behalf of the applicant)

Please email your application to **regulatory.administrator@horizons.govt.nz** or alternatively you can post your application to:

Horizons Regional Council
11-15 Victoria Avenue
Private Bag 11025
Manawatu Mail Centre
Palmerston North 4442

IMPORTANT INFORMATION – PLEASE READ CAREFULLY

Official Information

Horizons Regional Council takes your privacy seriously. Any information you provide with this application, including documentation provided in support of your application, is official information. It will be used to process your resource consent application and, together with other official information, assist in the management of the region's natural and physical resources.

This information will be held and administered by Horizons Regional Council in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993.

Your information may be disclosed in accordance with the terms of these Acts. It is therefore important you advise the Council if your application includes trade secrets and/or commercially sensitive material. You have the following rights with regard to the information held about you:

- To access your personal information.
- To request incorrect information to be amended.
- To expect the information to be safely stored and used by or disclosed to authorised users only.
- To expect your personal information to be accurate and consistent in accordance with sound practices of record keeping and information systems management.

Failure to provide the necessary information will mean that Horizons Regional Council will be unable to process your application.

Consent Holder Costs – All Consents

Once granted, most resource consents will incur an annual research and monitoring charge and a compliance monitoring charge pursuant to Section 36 of the Resource Management Act. Application charges involve payment of an initial fixed deposit (minimum application fee) at the time an application is lodged with Council. Where an application is to be limited or publicly notified, a further fixed deposit is required to be paid to Council one week prior to notification occurring. In instances where the total cost of processing an application is not fully covered by the fixed deposit(s), an additional charge(s) will be made under Section 36(5) of the RMA to recover the actual and reasonable costs incurred by the Council in carrying out its statutory functions.

Ongoing Responsibilities

If your application is granted you will be responsible for complying with your consent conditions and payment of your consent charges until your consent expires. If you wish to cancel (surrender) your consent, transfer responsibility to another party, or make changes to your consented activity before it expires, you must submit notice to us in writing or make an application to change your consent.

Tanya Nikolajenko

From: James Wallace [redacted]
Sent: Friday, 6 December 2024 3:30 pm
To: [redacted]
Cc: [redacted]
Subject: RE: 501/2024/45 - Papakainga housing - 112 Union St, Foxton

Kia ora[redacted]

Apologies for the delay. I haven't seen this application before, but I've reviewed the documents this afternoon. It looks like an amazing plan. I agree with your assessment, I can't foresee any adverse traffic effects with this development.

Ngā mihi

James Wallace
Land Transport Manager | Tumu Tūnuku ā-Papa

Waea Mahi | (06) 366 0999
Waea Pukoro | [redacted]

126 Oxford Street, Levin
Private Bag 4002, Levin 5540

Horowhenua DISTRICT COUNCIL | We are. LGNZ.

From: [redacted]
Sent: Friday, 29 November 2024 4:57 pm
To: James Wallace [redacted]
Cc: [redacted]
Subject: 501/2024/45 - Papakainga housing - 112 Union St, Foxton

Good afternoon James,

I hope you are well! I tried ringing you earlier but could not get through. I have submitted a land use consent application for papakāinga housing at the above address on behalf of the Hapi Whānau Family Trust. This involves the erection or relocation of 7 additional dwellings to this property for the whānau which will be papakāinga housing.

We have received a request for further information from [redacted] on this and one of the queries is:

1. Please provide confirmation from Council's roading manager that no further traffic assessment is required (including a TIA) and that they are satisfied that potential traffic effects will be less than minor.

I'm not sure if you have been sent the application internally but please find it attached. The traffic flow would be very similar to the existing as the whānau meet at the existing dwelling on this property regularly now. The application site is within the 70km/hr speed area. I have a meeting at HDC at 9.30am with Bella on another matter. I wonder if it is possible if I could chat to you regarding this either before or after that if possible please? If not are you able to look over this and let us know if you are happy with this in terms of traffic effects?

Regards

[redacted]
Principal Planner
MRP (Hons)

TRUEBRIDGE ASSOCIATES

522 Queen Street,
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M[redacted]
Truebridge Associates | Land Surveying | Feilding & Levin

Tanya Nikolajenko

From: [redacted]
Sent: Monday, 2 December 2024 8:52 am
To: [redacted]
Cc: [redacted]
Subject: RE: Papakainga housing - 112 Union St, Foxton

Hi[redacted],

Thanks for your email. I've just spoken with[redacted] about this.

Given consent is required from Horizons (I understand that the proposal will exceed the permitted activity standard relating to volume of wastewater to be discharged), we are not able to provide a 'yes you will get consent' statement without your client going through the consenting process (i.e. we can't pre-determine a consenting outcome). Domestic wastewater consents are (most of the time) something that can be designed to mitigate effects, but even if we have the design detail, if consent is required we need to go through that process rather than providing a statement that essentially pre-determines a consenting decision. I acknowledge this is a bit of a chicken and egg situation, but this is relatively common when it comes to domestic wastewater. In this case we can look to line up processing of consent applications with the application lodged with the district council. I acknowledge that you have sought consent from HDC first to get some level of certainty before spending more money on a consent from Horizons, however from a legal liability perspective, we can't provide certainty of outcome of a consent application that has yet to be lodged. I understand that there is some timing urgency around this in terms of funding, so we are happy to discuss how this can be worked through as quickly as we can.

Happy to discuss if needed.

Nga mihi nui,

[redacted] | Kaiārahi Ngā Whakaaetanga | Team Leader Consents
[redacted] | Horizons Regional Council | 0508 800 800

horizons REGIONAL COUNCIL horizons.govt.nz

For general planning enquiries, please email the Consents Team via consents.enquiries@horizons.govt.nz

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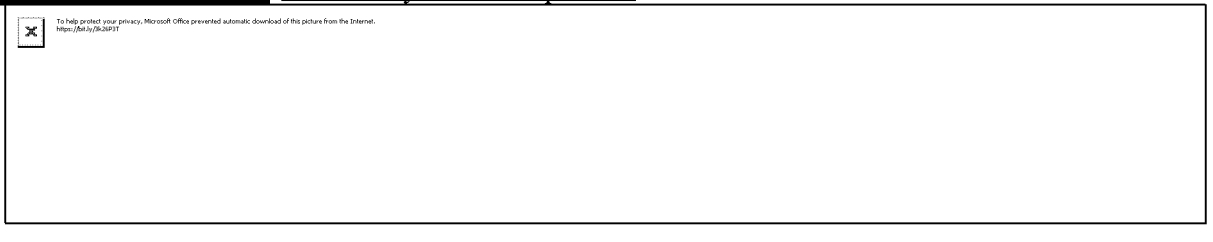
From: [redacted]
Sent: Friday, 29 November 2024 4:47 PM
To: [redacted]
Cc: [redacted]
Subject: Papakainga housing - 112 Union St, Foxton

You don't often get email from [redacted] Learn why this is important



Good afternoon[redacted]

I hope you are well! I have submitted a land use consent application to for papakāinga housing at the above address on behalf of the Hapi Whānau Family Trust. This involves the erection or relocation of 7 additional dwellings to this property for the whānau which will be papakāinga housing.
We have received a request for further information from HDC on this and one of the queries is:

1. Please provide confirmation of whether the wastewater system requires consent from Horizons, and that Horizons would consider that there would be an acceptable solution for onsite disposal of wastewater for the overall proposal, such that they would consider that they would be able to grant a consent for the same. It may also be prudent to confirm what Horizons any minimum requirements, as these may need to inform any consent conditions.

I called [redacted] this afternoon and he advised me to contact yourself or [redacted] to discuss what we need to fulfil this condition. We have been made aware earlier from going to Horizons for advice in late May that we would need land use consent from Horizons for the onsite effluent system however we have applied to HDC first as this is our usual process to avoid unnecessary detail and expense prior to knowing that it can be done. If we send through the detail of the effluent disposal system for this activity are you able to provide confirmation of the above for us? We are happy to meet onsite if necessary or meet via zoom or at your office. Please let us know what the best way forward would be. I tried calling but you were not around. I will try again Monday morning.

Thanks for your help on this!

Regards

[redacted]
Principal Planner
MRP (Hons)

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