

05 April 2022

Boffa Miskell
140 Anglesea Street
Hamilton 3204

Digitally Delivered

Dear Charlotte

Decision on application for resource consent under the Resource Management Act 1991

Application number:	LU/0208/21
Applicant:	Habitat For Humanity (Central North Island) Ltd
Address:	387 Roche Street, Te Awamutu
Legal Description:	Lot 1 DP 528456, Lot 2 DP 528456, Lot 4 DP 528456 and Lot 2 DPS 20361
Proposed activity(s):	Establish a compact housing development comprising seven two storey blocks accommodating 46 one-bedroom units in an identified Compact Housing Area, involving alteration of an archaeological site, and to undertake soil disturbance under the NES (Contaminated Soils).

I wish to advise you of Waipā District Council's decision to **grant** your application for resource consent under the Resource Management Act 1991 (RMA). Please see below for the details of the decision and conditions of consent.

The following information provides you with some guidance on your rights and what to do next. It is recommended that you seek independent advice if you are in any doubt as to the processes to be followed.

Objections

If you disagree with any part of this decision or any conditions of this consent, you may lodge an objection in writing to Council within **15 working days** of the receipt of this letter. Your objection must be in accordance with section 357 of the RMA and must include the reasons for your objection.

Compliance with conditions

Your resource consent permits the land use to be established at the site long as the activity complies with the stated conditions on an ongoing basis. It is important that you fully understand and comply with all the conditions of your consent.

Please notify Council's monitoring department prior to the commencement of activities associated with this consent. The role of Council's monitoring department is to monitor compliance with the conditions of consent and may involve site visits.

Council's monitoring department can be contacted on consentmonitoring@waipadc.govt.nz or 07 8233800. Please reference the consent number and address of the property when emailing or calling.

Lapsing of Consent/s

This resource consent lapses five (5) years after the commencement of the consent, unless the consent is given effect to by the end of that period.

The commencement date of a resource consent is determined by section 116 of the Resource Management Act 1991.

Yours Sincerely



Aidan Kirkby-McLeod

PROJECT PLANNER

Email: aidan.kirkby-mcleod@waipadc.govt.nz

DECISION ON APPLICATION: LU/0208/21

Pursuant to Sections 34A(1), 104, 104B and 108 of the Resource Management Act 1991, the Waipā District Council, under delegated authority, grants land use consent for a discretionary activity to:

Activity: Establish a compact housing development comprising seven two-storey blocks accommodating 46 one-bedroom housing for the elderly units in an identified Compact Housing Area, involving alteration of an archaeological site, and to undertake soil disturbance under the NES (Contaminated Soils).

Consent Holder: Habitat for Humanity

Location Address: 387 Roche Street, Te Awamutu

Legal Description: Lot 1 DP 528456 as comprised in Record of Title 854960;
Lot 2 DP 528456 as comprised in Record of Title 854961;
Lot 4 DP 528456 as comprised in Record of Title 854963;
Lot 2 DPS 20361 as comprised in Record of Title SA19A/1286

This consent is subject to the conditions attached in Schedule 1.

Advisory notes for this consent are attached in Schedule 2.

The reasons for this decision are attached in Schedule 3.

Dated at Cambridge this 5th day of April 2022.

For and on behalf of Waipā District Council.



Quentin Budd
CONSENTS TEAM LEADER

Schedule 1

Conditions of Consent

Resource Consent No: LU/0208/21

General

- 1 The proposal must proceed in general accordance with the information submitted with the application on 12 August 2021, and further information provided on 6 October 2021, 1 November 2021 and 13 December 2021, except where another condition of this consent must be complied with. This information is entered into council records as LU/0208/21. A copy of the approved plan/s is attached.

Monitoring

- 2 The consent holder must notify the Waipā District Council enforcement team in writing two weeks prior to the commencement of activities associated with this consent.

Note: This advice should be emailed to:- consentmonitoring@waipadc.govt.nz.

Landscaping Plan

- 3 A landscaping plan prepared by a suitably qualified and experienced professional must be submitted by the consent holder, for certification by Council's Consents Team Leader. The plan shall be generally in accordance with the proposed landscaping plan shown on the approved plans for LU/0208/21, attached to this consent. The following points shall be addressed:
 - a. The plan must demonstrate that the landscaping will achieve the intended purpose of contributing to the adjacent streetscape and assisting with settling the proposed built form into the receiving environment; and
 - b. The plan must incorporate elements which are designed to assist in privacy screening for directly adjoining landowners.

Construction Management Plan

- 4 Prior to construction activities commencing on site, the consent holder shall provide a finalised Construction Management Plan to Council's Team Leader – Development Engineering for sign off. The plan shall include, but is not limited to:
 - a. Approved Traffic Management Plan;
 - b. Site management arrangements;
 - c. Proposed construction program;
 - d. Construction methodologies;
 - e. Access, manoeuvring and parking arrangements; and
 - f. Hazardous substance management.

Advice note:

The Construction Management Plan can be provided in a staged manner relative to the staged construction of the development.

Construction

- 5 All earthworks shall be carried out in accordance with good engineering practice and shall:
- a. Be undertaken in accordance with the latest version of the Construction Management Plan;
 - b. Be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the dust, the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows;
 - c. Not result in alteration to the existing landform in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level; and
 - d. Avoid any hazard to persons or property.

Construction Noise and Vibration Management Plan

- 6 A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to the Environmental Health Team Leader prior to the commencement of any works on site, including demolition of the existing buildings. The CNVMP shall as a minimum, address the following:
- a. Construction noise and vibration criteria consistent with New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise and German Standard DIN 4150-3:1999 Structural Vibration – Effects of Vibration on Structures;
 - b. Identification of the most affected premises where there exists the potential for noise/vibration effects;
 - c. Description and duration of the works, anticipated equipment and the processes to be undertaken;
 - d. Hours of operation, including specific times and days when construction activities causing noise/vibration would occur;
 - e. Mitigation options where noise/vibration levels are predicted or demonstrated to approach or exceed the relevant limits. Specific noise/vibration mitigation measures must be implemented which may include, but not limited to, acoustic screening, time management procedures and alternative demolition/excavation/construction/piling method technologies;
 - f. The erection of temporary construction noise barriers where appropriate. The noise barriers should be a minimum height of 1.8 metres, with no gaps and a minimum density of 10kg/m² (if applicable);
 - g. Schedule and methods for monitoring and reporting on construction noise/vibration;

- h. Details of noise/vibration monitoring to be undertaken or in the event of any complaints received. The results of such monitoring shall be submitted to council within one week of receiving the complaint;
- i. Pre-construction building condition surveys shall be conducted at adjacent affected properties premises by a suitably qualified structural engineer prior to works commencing;
- j. Implementation of a complaint management system with contact numbers for key construction staff responsible for the implementation of the CNVMP and complaint investigation. This system should include procedures for maintaining contact with stakeholders, notifying of proposed construction activities and handling of noise/vibration complaints;
- k. Notification shall be provided to the owners and occupiers of adjacent buildings prior to demolition and construction activities commencing on the site; and
- l. Construction operator training procedures.

Noise and Vibration Monitoring

- 7 The consent holder shall engage a suitably qualified and experienced acoustic specialist to carry out noise and vibration monitoring at commencement of demolition, earthworks and throughout the construction stages when there is potential for works to infringe the noise levels and vibration limits in Construction Noise and Vibration Management Plan condition above.

Contaminated land

- 8 Prior to earthworks commencing, the consent holder shall provide a Contaminated Site Management Plan (CSMP) prepared by a suitably qualified and experienced person to Council's Environmental Health Team Leader, for review and certification in general accordance with the requirements of the current edition of the Ministry for the Environment Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand.

The plan shall detail the procedures, controls and contingency measures that must be implemented for the duration of the works and occupation of the site in order to protect human health by ensuring exposure pathways are minimised for the duration of the soil disturbance works, and shall include, but not be limited to:

- a. Erosion and sediment controls;
- b. Environmental controls for stockpiling (if relevant);
- c. Procedures to minimise on-site contaminant dispersal;
- d. Unexpected contamination discovery protocols;
- e. Transport and disposal of any material transported off-site; and
- f. Asbestos management.

- 9 Soil disturbance works shall be undertaken in accordance with the approved CSMP. The procedures, controls and contingency measures outlined in the Plan must be implemented for the duration of the soil disturbance works to ensure minimal adverse effects on human health and the environment.
- 10 If any previously unidentified contaminated is discovered in any exposed or excavated soil during the redevelopment activities:
- a. Works in the area where contamination is identified must cease, the area isolated and unexpected contamination protocols in the CSMP implemented.
 - b. The potential contamination must be investigated by a SQEP as required by NES;
 - c. Works must not recommence within this area prior to receipt of written confirmation from Council’s Environmental Health Team Leader; and
 - d. Should management outside the scope of methods provided in the CSMP be required then a proposed method for its remediation/ management shall be developed in accordance with current editions of the Ministry for the Environment guidelines Contaminated land management guidelines No. 5 – Site investigation and analysis of soils (Revised 2021), Contaminated land management guidelines No. 2 – Hierarchy and application in New Zealand of environmental guideline values and Contaminated land management guidelines No. 1 – Reporting on contaminated sites in New Zealand (Revised 2021).
- 11 The consent holder shall either:
- a. Install an impervious membrane beneath the footprint of each building to mitigate the potential risk of gas infiltration and design underground services installed in support of the new residential dwellings to allow for continued passive venting of uncontrolled fill associated gasses. The design and use of the membrane allowing for continued passive venting of uncontrolled fill associated gasses must be certified by a suitably qualified engineer experienced with managing gas emissions.
- Or:
- b. Provide evidence in the form of further testing and reporting undertaken by a suitably qualified engineer experienced with gas emissions to the acceptance of Council’s Environmental Health Team Leader that the measures required by (a) above are not necessary to mitigate the gas risk, or detailing an alternative method or design that allows for the continued passive venting of uncontrolled fill associated gasses. In the event that the report is not accepted by Council, then the measures required by (a) will be required.

Advice note:

AECOM Detailed Site Investigation (DSI) titled Environmental Contamination Report dated 3 December 2015 states that “fill gas whilst present on the Site, has only been recorded at low concentrations in discrete locations ... and does not currently present a risk to Site occupiers. Furthermore, given the general lack of putrescible matter within the fill the potential for future gas generation is also low. However, where services intersect refuse materials,

potential does exist for longer term accumulation of fill gas, potentially associated with historical gas generation”.

AECOM Engineering and Environmental Assessment dated 3 December 2015 recommends that when “new residential dwellings are proposed for development at the site, as a conservative measure, an impervious membrane should be installed beneath the footprint of each building to mitigate the potential risk of gas infiltration associated with the uncontrolled fill, and underground services installed in support of the new residential dwellings should allow for continued passive venting of uncontrolled fill associated gasses.”

In the absence of additional investigations and reporting by a suitably qualified engineer experienced with gas emissions, the conservative mitigation measures recommended by AECOM are considered appropriate to avoid any risk associated with gas detected at the site.

- 12 Within two months of the completion of the soil disturbance works, the consent holder shall provide a works completion report to Council’s Environmental Health Team Leader. The report shall be completed by a suitably qualified and experienced practitioner and include, but not necessarily be limited to:
- a. Confirmation that the methods described in the CSMP were followed;
 - b. A summary of the works undertaken including:
 - i. summary of the earthworks methodology followed;
 - ii. details of stockpile/ soil sampling undertaken in accordance with the CSMP;
 - iii. description of the deposition of soil reused on the site (if any) including location and volume;
 - iv. volume of soil removed (if any) from the site;
 - v. any measures required to mitigate gas risk on the site.
 - c. Details of the design of the impervious membrane required under condition 13 below.
 - d. Details of gas and soils samples taken, tabulated analytical results and interpretation of results;
 - e. Details of any unexpected contamination encountered during the works and actions taken in respect of this;
 - f. Copies of disposal receipts for any material removed from the site.
 - g. Any soil to be removed from the site, that is identified as not being clean fill, must be disposed of at facilities licenced to accept such material.
 - h. Confirmation that no on-going site management is required.

Advice notes:

The off-site disposal of any potentially contaminated soil may qualify as a discharge of contaminants under the Waikato Regional Plan and therefore the applicant is advised to contact Waikato Regional Council to establish if the disposal activity requires Resource Consent.

Dust and odour

- 13 During excavation works, the consent holder must manage dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust emissions, MFE 2016). The consent holder and their approved contractor onsite must ensure the following:
- A water truck and/ or portable water sprays is used. When utilising water to control dust, the contractor must ensure that the volume of water used does not exceed soil field capacity of wetted areas causing surface run-off that could discharge in storm water system or waterways and application of water does not induce soil erosion and/ or soil pugging.
 - Stockpiled material is wetted and covered
 - Working in windy condition is avoided (where possible)
- 14 During excavation works, should the works give rise to an odour nuisance, as assessed by a Waipā District Council Enforcement Officer, the consent holder shall implement the following mitigation measures as necessary to address the objectionable odours:
- The excavation is to be immediately refilled with removed soil to help mitigate the odour in the short term; and / or
 - Additional clean material must be used to further backfill the excavations; and / or
 - Small portions of the excavations will be opened in a staged manner to allow the area to ventilate and the odour to dissipate; and / or
 - If the odour persists and may cause offsite impacts, odour suppressants must be used. These may include water or chemical suppressants, depending on the source and type of odour present.

Asbestos

- 15 Prior to demolition and earthworks commencing an Asbestos Removal Control Plan in accordance with the New Zealand Guidelines for Assessing and Managing Asbestos in Soil (Branz Ltd, November 2017) shall be provided to the Environmental Health Team Leader for sign off. The Asbestos Removal Control Plan shall be implemented for the duration of the works on the site and shall include appropriate procedures for the remediation of the asbestos identified in soil.

Advice notes:

If any building that is being demolished may have asbestos containing materials (ACM) in it:

- The consent holder has obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
- If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*

Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz. If ACM is found on site following the demolition or removal of the

existing buildings you may be required to remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance a further consent application may be required.

Archaeological

- 16 If taonga (treasured or prized possessions, including Maori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder shall cease work within a 5m radius of the discovery immediately and contact local iwi, Heritage New Zealand Pouhere Taonga (HNZ) and Council's Consents Team Leader.
- 17 If during construction activities, any Koiwi (skeletal remains) or similar material are uncovered, works shall cease within a 5m radius of the discovery immediately, and the consent holder shall notify the New Zealand Police, local iwi, Heritage New Zealand Pouhere Taonga (HNZ) and Council's Consents Team Leader.

Abandoned Works

- 18 If work on site is abandoned or delayed by a period of more than 3 months, adequate preventative and remedial measures shall be undertaken to control sediment discharge, dust and any adverse visual effects and shall thereafter be maintained for so long as necessary. In particular the site shall be covered by a vegetative cover which has obtained a density of more than 80% of a normal pasture sward. All other such measures shall be of a type and to a standard which are to the acceptance of the Council's Team Leader – Development Engineering.

Reinstatement

- 19 All areas of bare earth (no longer required for construction purposes) shall be revegetated or regrassed as soon as practicably possible.

Transportation – Carpark design plans for acceptance and construction

- 20 The consent holder shall submit design/construction plans for the proposed carparks shown on the approved plan LU/0208/21. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. All work associated with the carparks shall be designed, constructed and completed prior to issue of the Code of Compliance Certificate for the respective stage to the acceptance of the Council's Team Leader – Development Engineering and at the consent holder's expense. The submitted plans shall include, but is not limited to:
 - a. Relevant stage requirements;
 - b. Pavement design;
 - c. Tracking curve analysis and parking line delineation dimensions;
 - d. Cycle provisions;
 - e. Disposal of stormwater;
 - f. Common service trench;

- g. Surface treatment; and
- h. Onsite lighting.

Advice Notes:

Carpark Design

Any work that is required to be carried out shall be in accordance with the Regional Infrastructure Technical Specifications (RITS) and shall be at the consent holders expense.

Transportation – Entrance closure

- 21 Prior to issue of the Code of Compliance Certificate for the respective stage the existing entrances to Lot 2 DP 528456 and Lot 4 DP 528456 shall be permanently closed to vehicular traffic and the drainage and berm reinstated to the acceptance of Council’s Team Leader – Development Engineering at the consent holder’s expense.

Transportation – Construct entrances

- 22 The consent holder shall construct vehicle crossings servicing the new car parking areas located on Lot 2 DP 528456 and Lot 4 DP 528456 shown on the approved plan LU/0208/21 prior to issue of the Code of Compliance Certificate for the respective stage. All work is to be completed to the acceptance of Council’s Team Leader – Development Engineering, and shall be at the consent holder’s expense. The following issues shall also be addressed:
- a. All work shall be completed by a Council approved contractor.

Advice notes:

Removal of street tree

The removal of the existing street tree required to construct the northernmost entrance will require approval from the Community Services team as part of the vehicle crossing permit.

Entrance construction

The crossing standards are set out in the Regional Infrastructure Technical Specifications (RITS).

Approved Contractor

All entrance work within the road corridor shall only be carried out by a Waipa District Council approved Contractor. A vehicle crossing application will need to be completed. There is no additional application fees associated with this application.

Entrance Construction - Traffic management

All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submitica web site (www.submitica.com). A Traffic Management Plan for the works shall be submitted with the CAR.

Water – Disconnect existing water supply

- 23 The consent holder shall arrange for Council to disconnect and remove the existing water connection from the Council water supply to Lot 2 DP 528456 and Lot 4 DP 528456, prior to issue of the Code of Compliance Certificate for the respective stage at the consent holder's expense.

Water – Commercial water connections

- 24 The consent holder shall arrange for Council to install separate commercial water connections to Lot 1 DP 528456, Lot 2 DP 528456 and Lot 4 DP 528456, prior to the issue of Code of Compliance Certificate for the respective stage at the consent holder's expense.

Water – Submit private water reticulation design

- 25 The consent holder shall submit design/construction plans for the water reticulation system to connect existing reticulated network to supply the proposed units shown on approved plan LU/0208/21. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense. The submitted plans shall include, but is not limited to:
- a. Relevant stage requirements;
 - b. Reticulation layout;
 - c. Pipe size, material and pressure ratings;
 - d. Hydrant locations;
 - e. Valves and fittings details;
 - f. Bedding/service trench details;

Advice notes:

The Regional Infrastructure Technical Specifications (RITS) sets out a means of compliance for the design and construction of all Water infrastructure assets.

Water – Construct water reticulation

- 26 The consent holder shall construct water reticulation as per the design/construction plans certified under Condition 25 "Submit private water reticulation design" above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Water – Quality assurance certificates

- 27 Following completion of the water reticulation required under Condition 26 "Construct private water reticulation" above, quality assurance certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

Water – Submit as-built plans

- 28 The consent holder shall submit an as-built plan of all water infrastructure prior to the issue of Code of Compliance Certificate for the respective stage. All work shall be signed off by Council’s Team Leader – Development Engineering, and be at the consent holder’s expense.

Wastewater – Submit gravity wastewater reticulation design

- 29 The consent holder shall submit design/construction plans for the gravity wastewater reticulation system to supply the proposed units and existing receiving network shown on approved plan LU/0208/21. The design/construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council’s Team Leader – Development Engineering, and shall be at the consent holder’s expense. The submitted plans shall include, but is not limited to:

- a. Relevant stage requirements;
- b. Flow direction and grades;
- c. Pipe sizing and material;
- d. Bedding details;
- e. Manhole sizing and details;
- f. Longitudinal sections;
- g. Connections to service units; and
- h. Build over /adjacent details, in line with section 5.2.9 of the RITS.

Advice note:

The Regional Infrastructure Technical Specifications (RITS) sets out a means of compliance for the design and construction of all wastewater infrastructure assets.

Wastewater – Construct gravity reticulation

- 30 The consent holder shall construct wastewater gravity reticulation as per the approved design/construction approved submitted under Condition 29 “Submit gravity wastewater reticulation design” above and to the acceptance of Council’s Team Leader – Development Engineering at the consent holder’s expense.

Wastewater – Quality assurance certificates

- 31 Following completion of the wastewater gravity reticulation required under Condition 30 “Construct gravity reticulation” above, quality assurance certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council’s Team Leader – Development Engineering for acceptance.

Wastewater – Submit as-built plans

- 32 As-built plans and information of all wastewater infrastructure assets, which are to be vested in Council, shall be provided prior to the issue of Code of Compliance Certificate for the respective stage to the acceptance of Council’s Team Leader – Development Engineering and shall be at the consent holder’s expense.

Stormwater - Design

- 33 The consent holder shall submit design/construction plans for the stormwater reticulation system to supply the proposed units and existing receiving network shown on approved plan LU/0208/21. This system shall be designed to the acceptance of Council’s Team Leader – Development Engineering, and shall be at the consent holder’s expense. The submitted plans shall include:
- a. Relevant stage requirements;
 - b. Flow direction and grades;
 - c. Pipe sizing and material;
 - d. Longitudinal sections;
 - e. Overland flow paths;
 - f. Receiving network outlet details;
 - g. Bedding details;
 - h. Manhole sizing and details;
 - i. Green infrastructure details;
 - j. Connections, including rodding eyes; and
 - k. Build over/adjacent details, in line with section 4.2.9 of the RITS.

Advice note:

The Regional Infrastructure Technical Specifications (RITS) sets out a means of compliance for the design and construction of all stormwater infrastructure assets.

Stormwater – Construct

- 34 The consent holder shall construct the stormwater reticulation as per the design/construction plans approved under Condition 33 “Condition Stormwater – Design” above and to the acceptance of Council’s Team Leader – Development Engineering at the consent holder’s expense.

Stormwater - Quality assurance certificates

- 35 Following completion of the stormwater reticulation required under Condition 34 “Stormwater – Construct” above, quality assurance certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council’s Team Leader – Development Engineering for acceptance.

Stormwater - As-built Plans

- 36 As-built plans and information of all stormwater infrastructure assets provided under Conditions 33 to 35, which are to be vested in Council, shall be provided prior to the issue of Code of Compliance Certificate for the respective stage to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense.

CCTV - new reticulation

- 37 The consent holder shall conduct a CCTV survey of all public wastewater and stormwater reticulation constructed for the proposed development, to assess, but not be limited to, pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be submitted prior to the issue of Code of Compliance Certificate for the respective stage for sign off by Council's Team Leader – Development Engineering to Council's CCTV recording system, "Retic Manager Ltd". The following matters shall also be included when submitting "Retic Manager Ltd":
- CCTV report from a suitably qualified professional;
 - Details on each separate pipe line surveyed highlighting any defects and damages found; and
 - Suggested remedies for the repair/elimination of defects found.

Advice Notes:

Inspection Guidelines

All work shall be carried out in accordance with the Guidelines as set out in the New Zealand Pipe Inspection Manual 2019 (4th Edition) and be at the consent holders expense.

Retic Manager

All Councils gravity reticulation systems are submitted through to Retic Manager Ltd. Submitters must register to upload through <https://reticmanager.com/app/account/login>. There is no upload application fee is applicable for submissions to Retic Manager Ltd, although there will be a review charge associated with Development Engineering's audit.

Easements in gross

- 38 The consent holder shall arrange to create 3-metre minimum width stormwater/wastewater easements in gross, placed centrally over any existing or proposed Council reticulation which will be located within the site prior to the issue of Code of Compliance Certificate for the respective stage. The easement documentation shall be prepared by the Council's Solicitor at the consent holder's cost, and registered against the relevant Records of Title by the consent holder at their cost.

Schedule 2

Advisory Notes

Resource Consent No: LU/0208/21

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 This consent does not absolve any responsibility of the consent holder to comply with the provisions of the Heritage New Zealand Pouhere Taonga Act 2014.
- 3 This consent does not absolve any responsibility of the consent holder to comply with the provisions of the Waikato Regional Plan.
- 4 All earthworks associated with any development of land should be undertaken in accordance with the following matters:
 - i) Carried out so as to provide sound foundations as required under NZS 4431:1989 and avoid any hazard to persons or property;
 - ii) Carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows;
 - iii) The existing landform not be altered in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level.
- 5 Building consent is required from Waipā District Council for the construction of the residential units.
- 6 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder may need to pay the actual and reasonable costs incurred by the Waipā District Council when monitoring the conditions of this consent.

Schedule 3

Reasons for Decision

Resource Consent No: LU/0208/21

- 1 The proposal is not contrary to Section 5, 6 or 7 of the Act. There is nothing in the proposal that would conflict with the principles of the Treaty of Waitangi (Section 8 of the Act). Overall, the application would not offend any of the matters contained within Part 2 of the Act.
- 2 The proposal is a discretionary activity under the Waipā District Plan. The proposal will have less than minor adverse effects on the environment and is not contrary to the relevant objectives and policies of the Waipā District Plan.
- 3 The application was processed on a non-notified basis and was approved under delegated authority without the need for a Council hearing. No written approvals were provided as part of the application.
- 4 Compliance with conditions relating to monitoring will avoid unnecessary site inspections being made (and inspection fees charged) by Council's Monitoring and Enforcement team.
- 5 The construction and site management plan conditions are required to ensure that the construction phase is appropriately managed to avoid adverse effects upon people or the environment throughout the duration of the construction phase.
- 6 The landscaping plan conditions are required to ensure that the development incorporates planting that is selected, placed and designed to assist with softening the built form and provides screening to neighbours on directly adjoining land.
- 7 The accidental discovery protocol conditions are required to ensure the consent holder is aware of their obligations in regards to the discovery of taonga (treasured or prized possessions, including Māori artefacts), archaeological sites, or skeletal remains.
- 8 The proposal is considered to represent a form of compact housing that aligns with the planned intent for this area, and has been designed in a comprehensive manner to respond to the surrounding environment will less than minor effects, having regard to the extent of compliance achieved with the relevant performance standards for the Residential Zone.

DEVELOPMENT CONTRIBUTION NOTICE

DC No: DC/0259/21 Date Issued: 23/11/2021
Reassessment Date: 23/11/2022

To: Habitat For Humanity (Central North Island) Ltd

Property: 387 Roche Street, Te Awamutu 3800

Details: LU/0208/21 Pensioner housing development in residential zone

Code	Description	Housing Equivalent Units	Rate (\$)	Total
DC21CITA	DC 2021 Community Infrastructure Te Awamutu	5.00	\$145.00	\$725.00
DC21RDTA	DC 2021 Rooding and Transport Te Awamutu	5.00	\$82.00	\$410.00
DC21RESTA	DC 2021 Parks and Reserves Te Awamutu	5.00	\$459.00	\$2295.00
DC21WTA	DC 2021 Water Supply Te Awamutu	5.00	\$7431.00	\$37155.00
DC21WWTA	DC 2021 Wastewater Te Awamutu	5.00	\$7802.00	\$39010.00
			Total:	\$79595.00

GST Inclusive

In accordance with section 208(a)(ii) of the Local Government Act 2002 and section 116(1) of the Resource Management Act 1991, the landuse consent must not commence until the development contribution of \$79595.00 is paid.

The development contribution must be paid to Waipa District Council at one of the addresses printed at the top of this notice.

If the development contribution is not paid the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required for.

This Development Contribution Notice is not an invoice. If the development contribution is not paid prior to 1 July in the year following this assessment then it may increase as Council undertakes its Annual Review of the Development Contribution fees. If the development contribution is not paid within 12 months of the date of this Notice, and the Council has issued a new Development Contributions Policy, the contribution may be reassessed by the Council and a new Notice issued.

AUTHORISED OFFICER SIGNATURE:

In accordance with Council's Development Contribution Policy, this development requires a Development Contribution to be paid. This Development Contribution Notice provides details of the development contribution calculations and the total amount payable. More information is available on request from the Council.

The development contribution is calculated based on the published schedule of fees outlined in Council's Development Contribution Policy & Fees and Charges.

Further or subsequent development contributions may be required on the granting of any building consent, resource consent, or service connection granted.

Further information on the Development Contribution Policy is available on Council's website: www.waipadc.govt.nz (go to Planning and Resource Consents).

Reconsiderations and objections

If you are not happy with this assessed development contribution, you may apply to Council for a reconsideration of the assessment, or you may lodge a formal objection. A reconsideration is considered by Council staff, and a decision is issued to you within 15 working days of Council receiving all the information required to make the decision. A formal objection is heard by an Independent Development Contribution Commissioner appointed by the Council, and the majority of the costs associated with the objection process will be required to be paid by you. For further information on both processes please refer to the information sheet on Council's website: www.waipadc.govt.nz (under planning and resource consents), email DCenquiry@waipadc.govt.nz, or call Council on 0800 924 723.

Note:

1. You must lodge any request for reconsideration with Council within 10 working days after the date on which you receive this notice.
2. You must lodge a formal objection with Council within 15 working days after the date on which you receive this notice, or within 15 working days after you receive Council's decision on an application for reconsideration (if you lodged an application for reconsideration).
3. Refer to Council's website for reconsideration and objection application forms.

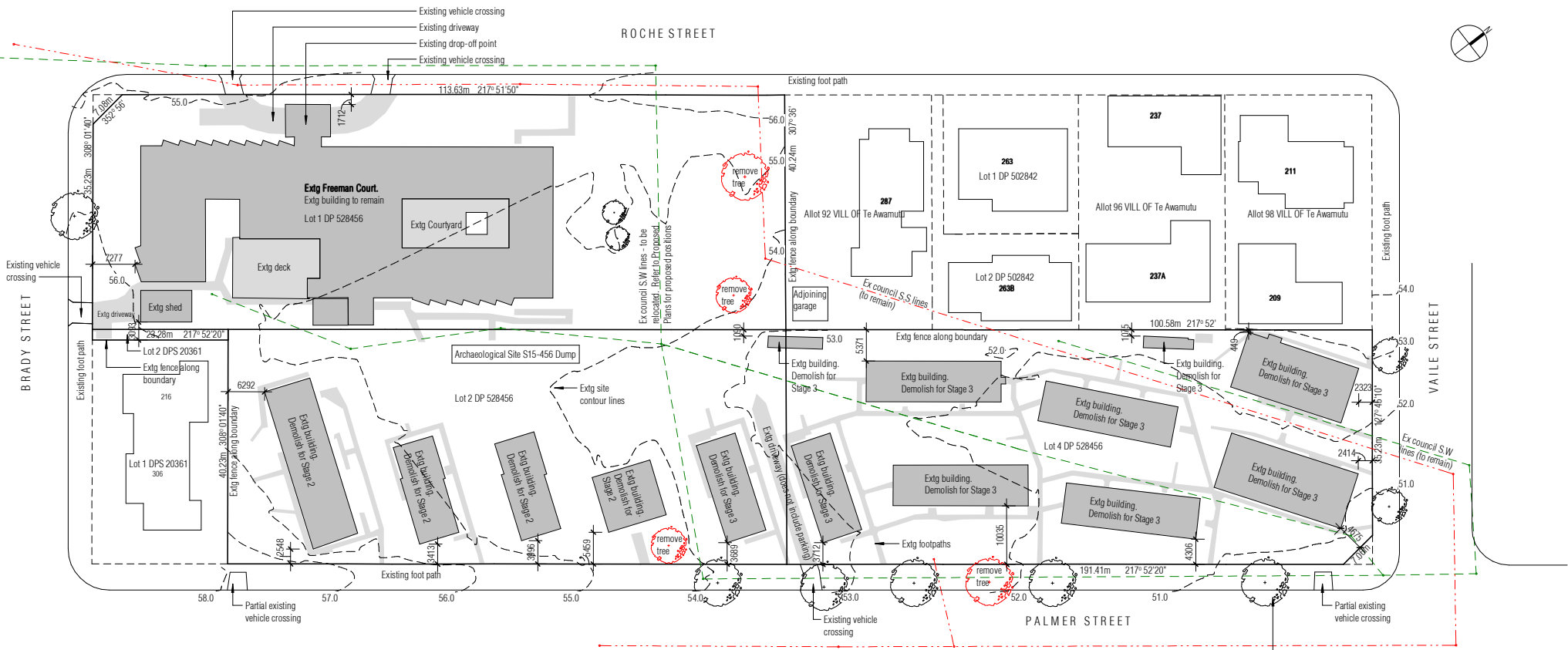
Development Contributions may be paid via internet banking to Waipa District Council - ASB - 123122-0084701-01.

Please reference the application number and payer name to ensure payment is correctly allocated, and forward the remittance advice to rates@waipadc.govt.nz

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Refer to sheet: "Testing locations and fill depth", project 60343891 by Aecom, held on Waipa District Council record, for indicative (rubbish) fill depths

TOTAL SITE AREA (m ²)	12651
PERMEABLE SURFACE AREA	7951 (62.8%)
NON PERMEABLE SURFACE AREA	4700 (37.2%)
- BUILDINGS (SITE COVERAGE)	3514 (27.7%)
- FREEMAN COURT DECKS / COURTYARDS	286
- DRIVEWAYS/PATHS	900



APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent LU/0208/21

Extg trees. Note no trees on or adjoining the site are protected trees under Appendix N4 of the Waipa District Plan. Existing trees to remain unless noted for removal

SURVEY & EXISTING SITE PLAN
 SCALE 1:500

EDWARDSWHITE
 REGISTERED ARCHITECTS
 PROJECT REF
 HABITAT PALMER ST 495-01
 DEVELOPMENT (STAGES 1-3)
 PALMER STREET, TE AWAMUTU

original sheet size A1
 SHEET
 EXISTING SITE PLAN

RESOURCE CONSENT 4/10/2021 6:38:08 pm
RC101 REV
 The Riverbank Lane 298 Victoria Street Hamilton NZ (07) 839 0095

INFORMATION ONLY - NOT FOR CONSTRUCTION

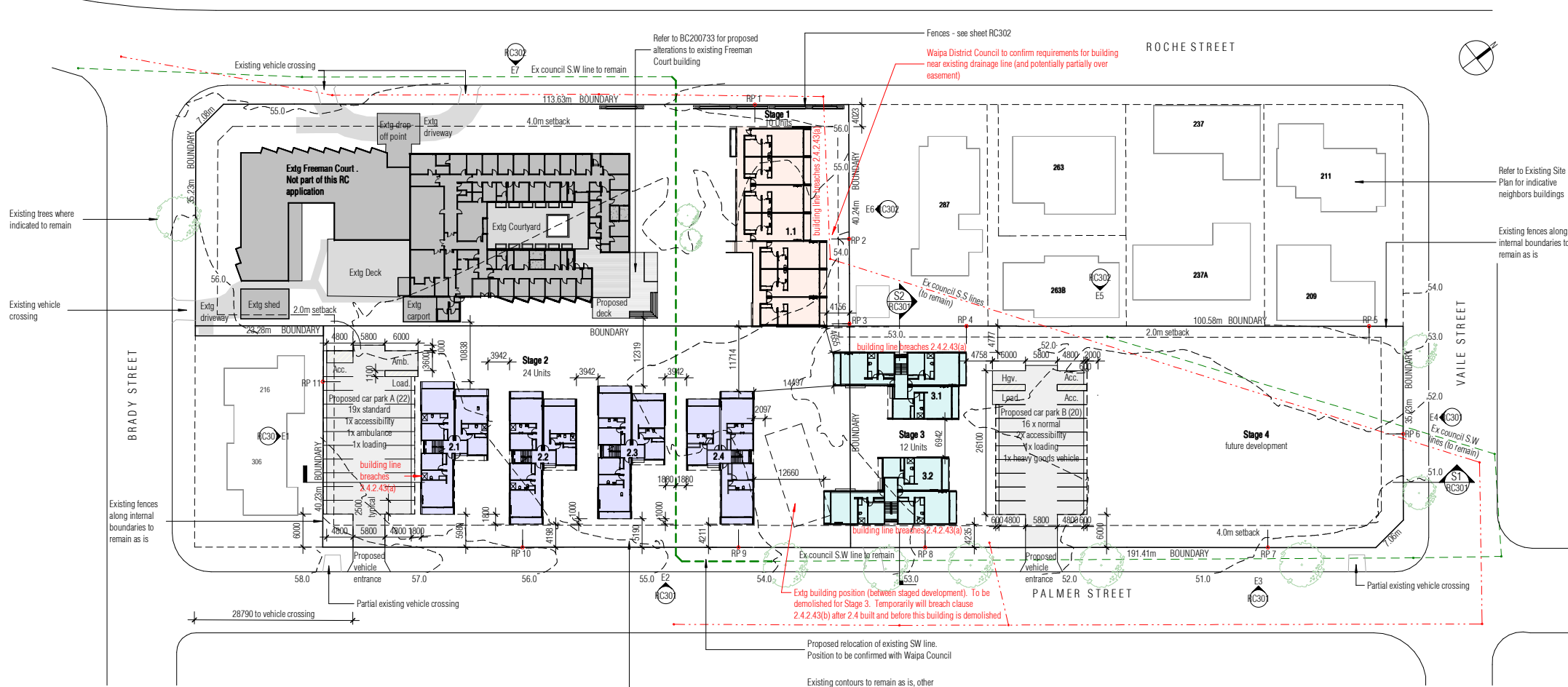
APPROVED

Waipa District Council

Subject to the conditions of the resource consent LU/0208/21

See RC103 for large scale Proposed Site Plan showing additional information (Southern end of Site)

See RC104 for large scale Proposed Site Plan showing additional information (Northern end of Site)



PROPOSED SITE PLAN
SCALE 1:500



Clause	Comments	Refer to sheet
2.4.2.1	4m ext boundary setback - complies	RC102/RC103/RC104
2.4.2.3	N/A - no garaging	
2.4.2.4	2m int boundary setback - complies	RC102/RC103/RC104
2.4.2.9 (e)	10m building height limit - stages 1-3 comply	RC301/RC302
2.4.2.10	Recession planes noted - refer to drawings	RC301/RC302
2.4.2.19	Road facing facade glazing min 15% - Stages 2 & 3 comply - Stage 1 does not comply (12.2% provided)	RC301/RC302
2.4.2.20	New boundary fences - to be permeable & 1.8m max height	RC302
2.4.2.22	Landscape planting - to be designed to comply	
2.4.2.43(a)	Unbroken building line Does not comply - breaches noted on drawings	RC102/RC103/RC104
2.4.2.43(b)	3.5m min building separation - complies	RC102/RC103/RC104
2.4.2.43(c)	All proposed dwellings exceed 10m direct LOS from existing dwellings (adjoining sites) Stages 2 & 3 have less than 10m between windows of main living areas	
2.4.2.43(d)	Stages 2 & 3 comply. Stage 1 does not comply with window sills to be no greater than 1m high requirement	
2.4.2.43(e)	Unit floor areas / outdoor living areas All stages refer to RC103 & RC104 for non-compliance	See RC103/RC104
2.4.2.43(h)	Outdoor livings shall: (i) Be located and/or screened so that at least 50% of the outdoor living area has complete visual privacy from the living rooms and outdoor living areas of other dwellings on the same site and shall be screened from adjoining sites. - Stages 1-3 screened from adjoining sites by existing 1.8m approx. high fences. - Stages 1-3 typically screened from one another by nib walls. (ii) Be orientated to the north, east or west of the dwelling, but not to the south of east or west from the southernmost part of the dwelling. - Stage 1 complies. Stage 4 TBC. Stage 2 & 3 all Units 1,2,4 & 5 comply - Stage 2 & 3 all Units 3 & 6 do not comply	
2.4.2.43(i)	Dwellings that are parallel to, or adjoin the road boundary shall have a front door that faces the road/ Stage 1 does not comply Stage 2 units have main building entrance doors and living area sliding doors facing the street Stage 3 does not comply	

TOTAL SITE AREA (m ²)	12651
PERMEABLE SURFACE AREA	6052 or 47.8% more or less
NON PERMEABLE SURFACE AREA	6599 or 52.2% more or less
- BUILDINGS (SITE COVERAGE)	
Freeman Court/Existing (incl. shed/carpport)	1595
Stage 1	502 (incl. covered decks and walkways)
Stage 2	220 x 4 = 880
Stage 3	220 x 2 = 440
- DECKS/PATIOS	
Freeman Court-Existing	240
Stage 1 Paving	27
Stage 2 Paving	597
Stage 3 Paving	321
- SHEDS	
Covered bike/scooter parking	20
- DRIVEWAYS/PATHS	
Ex'tg Freeman Driveways	211
Proposed Carparks	900
Public Paths	866

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LEGAL DESCRIPTION
Site Address: Palmer, Vaile, Brady and Roche Streets
Lots 1, 2 and 4 DP 528456
Area: 4766m² (Lot 1) + 3854m² (Lot 2) + 4031m² (Lot 4)

SITE INFORMATION
Local Body: Waipa District Council
Zone: Residential Zone / Compact Housing Area / Archaeological Site S15 - 456 (Dump)
Wind Zone: Low
Earthquake Zone: Zone 1
Exposure Zone: Zone B
Rainfall Intensity: 80 - 90
Climate Zone: Zone 2

SURVEY INFORMATION
Site Surveyed By: RAD Surveying
Note: It is the sole responsibility of the builder to ensure all yards setbacks in relation to boundaries are checked for compliance after profiles are set out and prior to construction.

Notes:
- On-site vegetable gardens to be confirmed
- On-site play spaces to be confirmed
- Dimensions to face of claddings, for Resource Consent purposes only

Waipa District Council to confirm easements and requirements for building over of easements which are to remain in place

Recession Planes
(District Plan Rule 2.4.2.10 and Appendix 06)
Read in conjunction with RC301 & RC302

RP1	2.7m + 45°	Complies
RP2	2.7m + 45°	Complies
RP3	2.7m + 45°	Complies
RP4	2.7m + 45°	Complies
RP5	2.7m + 45°	Complies
RP6	2.7m + 45°	Complies
RP7	2.7m + 45°	Complies
RP8	2.7m + 45°	Complies
RP9	2.7m + 45°	Complies
RP10	2.7m + 45°	Complies
RP11	2.7m + 28°	Complies

Carparking
Existing car parking spaces on-site = Nil spaces provided
Proposed car parking spaces on-site = 40 parks (including 2 minimum accessible)
District Plan car parking required = 1 per unit + 0.2 spaces per unit for visitors. **Does not comply, refer to Integrated Traffic Report**

Areas of Site Coverage	Composition
STAGE 1	STAGE 1 10 x 1 bedroom units
STAGE 2	STAGE 2 24 x 1 bedroom units
STAGE 3	STAGE 3 12 x 1 bedroom units
EXISTING	

EDWARDSWHITE
REGISTERED ARCHITECTS

PROJECT: HABITAT PALMER ST DEVELOPMENT (STAGES 1-3)
PALMER STREET, TE AWAMUTU

PROJECT REF: 495-01

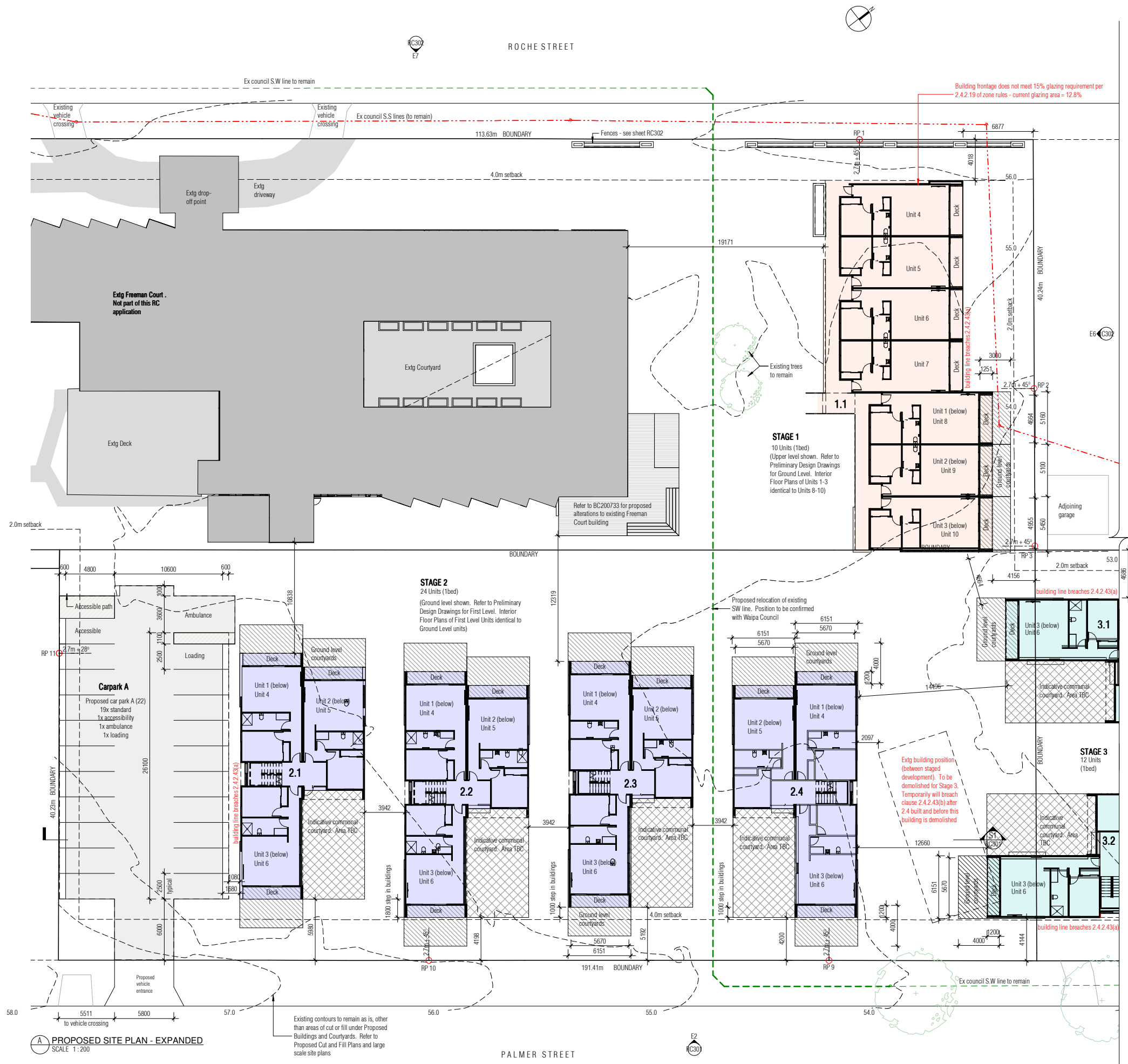
SHEET: PROPOSED SITE PLAN

RESOURCE CONSENT 4/10/2021 6:38:12 pm

RC102

The Riverbank Lane 298 Victoria Street Hamilton NZ (07) 839 0095

INFORMATION ONLY - NOT FOR CONSTRUCTION



CONTINUED ON SHEET RC104

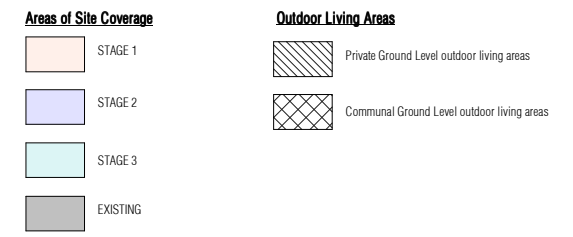
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District Plan Rules (Additional Information, to read in addition with Rules Overview on Sheet RC102)

Clause 2.4.2.43 (e). Note all Stage 1 to 3 units are 1 bedroom, all stage 4 units are 2 bedroom.

Unit:	Dwelling Size (GFA): (50m ² min required)	GL outdoor living area: (20m ² min required)	GL outdoor living dim: (4m min required)	Min FF outdoor living area: (10m ² min required)	FF outdoor living dim: (2m min required)
1.1 Unit 1	54.7m ²	14.8m ²	3m	-	-
1.1 Unit 2	54.5m ²	14.8m ²	3m	-	-
1.1 Unit 3	57.7m ²	15.7m ²	3m	-	-
1.1 Unit 4	56.2m ²	-	-	5.9m ²	1.25m
1.1 Unit 5	54.5m ²	-	-	5.9m ²	1.25m
1.1 Unit 6	54.5m ²	-	-	5.9m ²	1.25m
1.1 Unit 7	54.6m ²	-	-	5.9m ²	1.25m
1.1 Unit 8	54.7m ²	-	-	5.8m ²	1.25m
1.1 Unit 9	54.5m ²	-	-	5.9m ²	1.25m
1.1 Unit 10	57.7m ²	-	-	6.2m ²	1.25m
(all comply)	(all do not comply)	(all do not comply)	(all do not comply)	(all do not comply)	(all do not comply)
2.1 Unit 1	58.2m ²	24.0m ²	4m	-	-
2.1 Unit 2	60.4m ²	24.0m ²	4m	-	-
2.1 Unit 3	59.7m ²	24.0m ²	4m	-	-
2.1 Unit 4	58.2m ²	-	-	6.8m ²	1.2m
2.1 Unit 5	60.4m ²	-	-	6.8m ²	1.2m
2.1 Unit 6	59.7m ²	-	-	6.8m ²	1.2m
(all comply)	(all comply)	(all comply)	(all comply)	(all do not comply)	(all do not comply)

Units 2.2, 2.3, 2.4, 3.1 & 3.2 Unit Areas and Outdoor Living Space areas / dimensions identical to Unit 2.1



APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent LU/0208/21

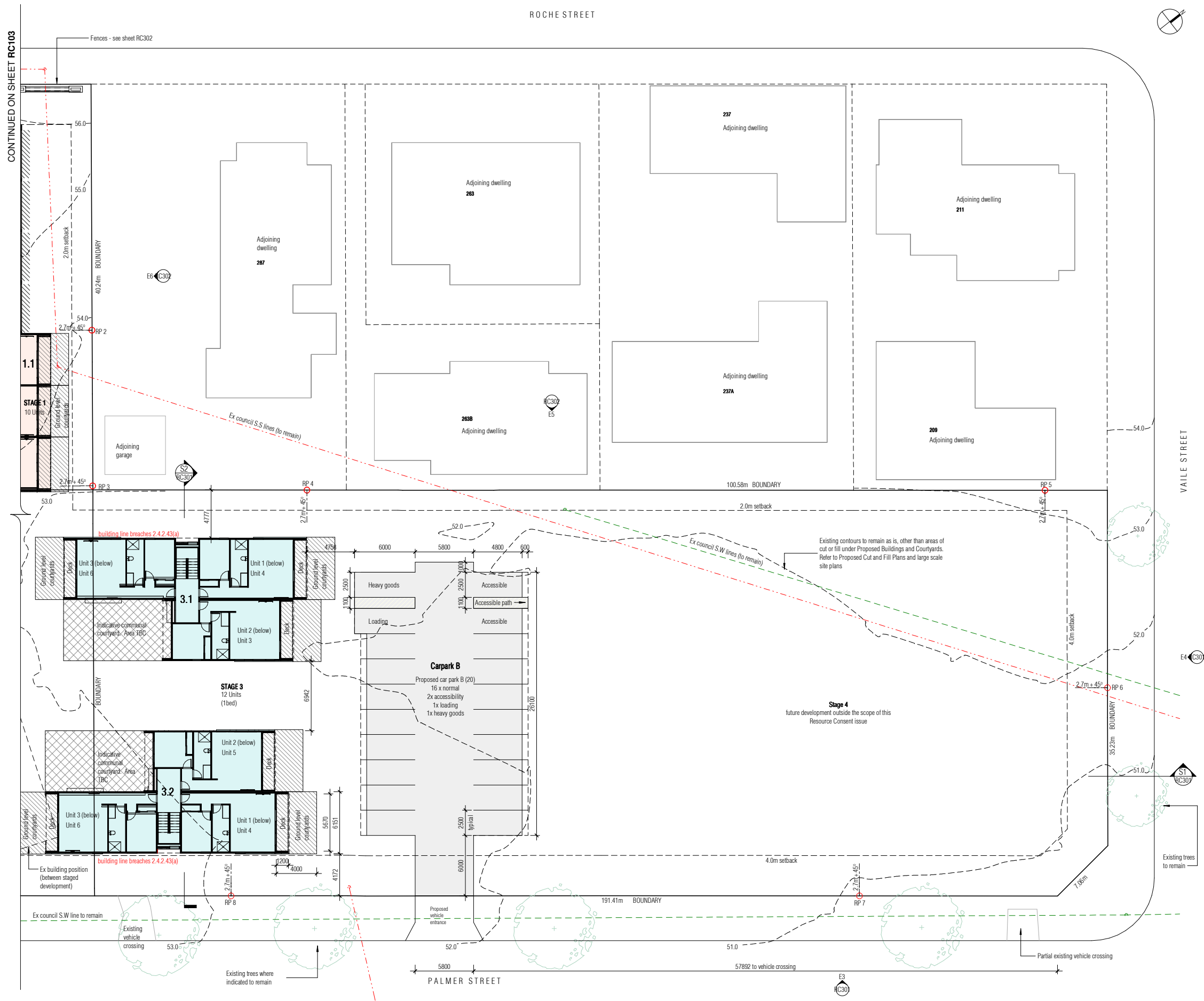
EDWARDSWHITE
 REGISTERED ARCHITECTS
 PROJECT: HABITAT PALMER ST DEVELOPMENT (STAGES 1-3)
 PALMER STREET, TE AWAMUTU
 495-01

SHEET
 PROPOSED SITE PLAN - EXPANDED (A)

RESOURCE CONSENT 4/10/2021 6:38:16 pm
RC103
 The Riverbank Lane 298 Victoria Street Hamilton NZ (07) 839 0095

INFORMATION ONLY - NOT FOR CONSTRUCTION

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Areas of Site Coverage

- STAGE 1
- STAGE 2
- STAGE 3
- EXISTING

Outdoor Living Areas

- Private Ground Level outdoor living areas
- Communal Ground Level outdoor living areas

APPROVED

Waipa District Council

Subject to the conditions of the
resource consent LU/0208/21

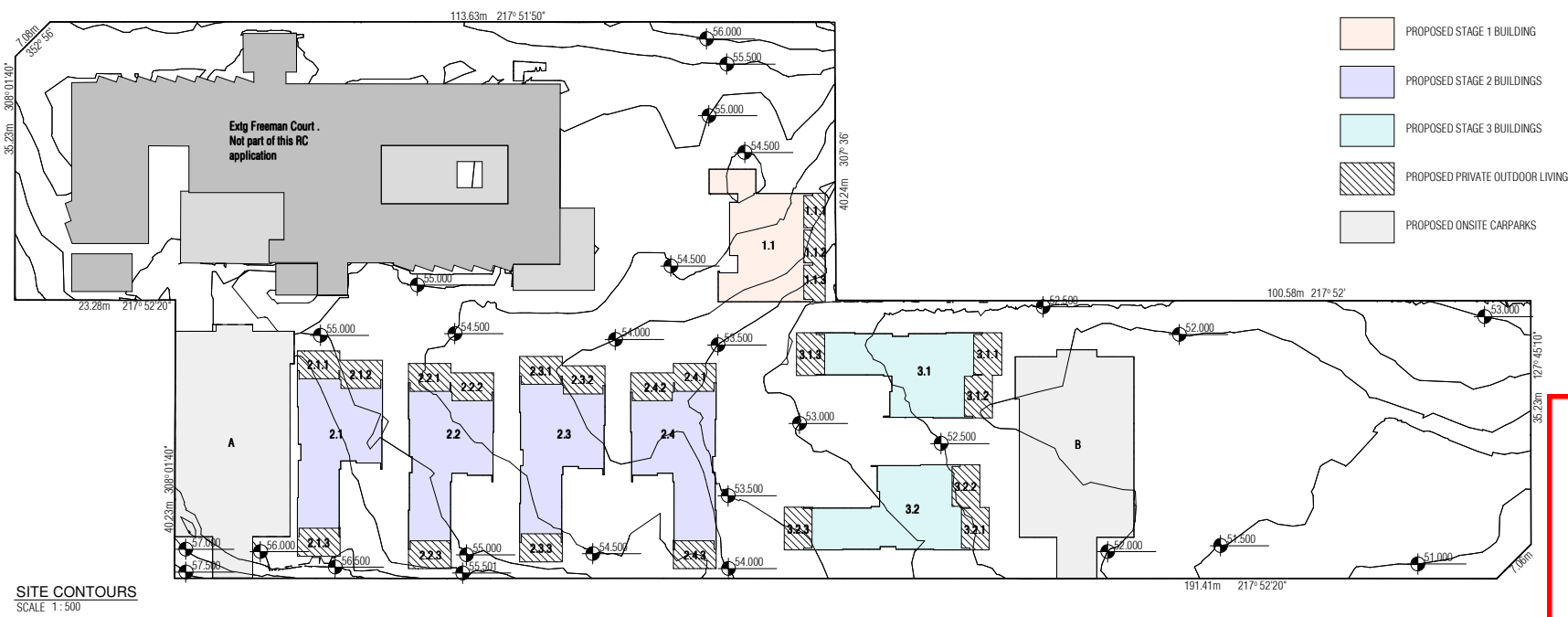
EDWARDSWHITE
REGISTERED ARCHITECTS

PROJECT REF: HABITAT PALMER ST DEVELOPMENT (STAGES 1-3) PALMER STREET, TE AWAMUTU 495-01

B PROPOSED SITE PLAN - EXPANDED
SCALE 1:200

SHEET
PROPOSED SITE PLAN - EXPANDED (B)

INFORMATION ONLY - NOT FOR CONSTRUCTION



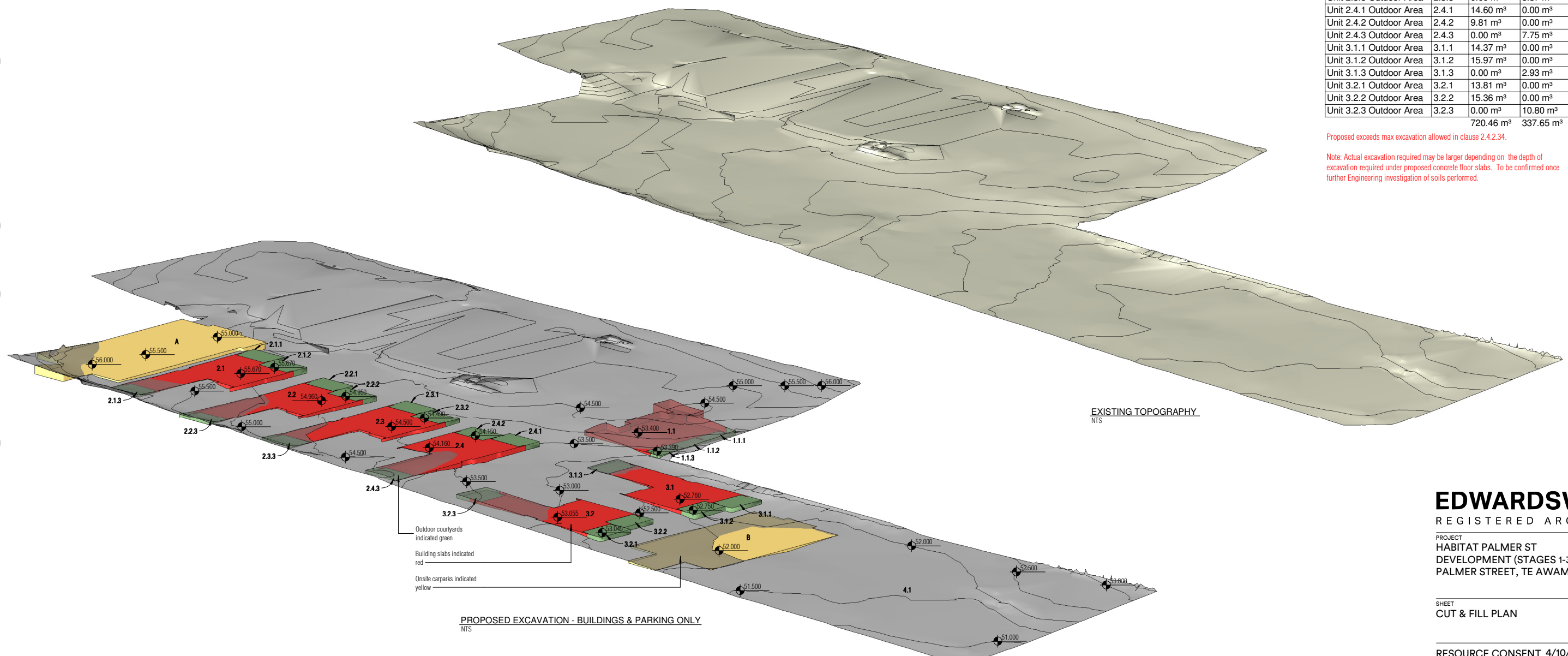
APPROVED
Waipa District Council
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TOPOGRAPHY SCHEDULE				
Location	Mark	Fill	Cut	Net cut/fill
Carpark A	A	244.66 m ³	44.53 m ³	200.12 m ³
Carpark B	B	24.90 m ³	29.10 m ³	-4.20 m ³
Stage 1 Building 1	1.1	0.37 m ³	173.44 m ³	-173.07 m ³
Stage 2 Building 1	2.1	45.49 m ³	2.08 m ³	43.41 m ³
Stage 2 Building 2	2.2	44.87 m ³	5.41 m ³	39.45 m ³
Stage 2 Building 3	2.3	47.49 m ³	0.78 m ³	46.70 m ³
Stage 2 Building 4	2.4	51.17 m ³	11.54 m ³	39.63 m ³
Stage 3 Building 1	3.1	67.30 m ³	0.20 m ³	67.10 m ³
Stage 3 Building 2	3.2	30.67 m ³	13.69 m ³	16.98 m ³
Unit 1.1.1 Outdoor Area	1.1.1	0.00 m ³	10.94 m ³	-10.94 m ³
Unit 1.1.2 Outdoor Area	1.1.2	0.00 m ³	6.85 m ³	-6.85 m ³
Unit 1.1.3 Outdoor Area	1.1.3	0.97 m ³	1.70 m ³	-0.73 m ³
Unit 2.1.1 Outdoor Area	2.1.1	8.16 m ³	0.00 m ³	8.16 m ³
Unit 2.1.2 Outdoor Area	2.1.2	18.17 m ³	0.00 m ³	18.17 m ³
Unit 2.1.3 Outdoor Area	2.1.3	0.00 m ³	4.82 m ³	-4.82 m ³
Unit 2.2.1 Outdoor Area	2.2.1	12.04 m ³	0.00 m ³	12.04 m ³
Unit 2.2.2 Outdoor Area	2.2.2	16.82 m ³	0.00 m ³	16.82 m ³
Unit 2.2.3 Outdoor Area	2.2.3	0.00 m ³	7.20 m ³	-7.20 m ³
Unit 2.3.1 Outdoor Area	2.3.1	9.44 m ³	0.00 m ³	9.44 m ³
Unit 2.3.2 Outdoor Area	2.3.2	14.04 m ³	0.00 m ³	14.04 m ³
Unit 2.3.3 Outdoor Area	2.3.3	0.00 m ³	3.87 m ³	-3.87 m ³
Unit 2.4.1 Outdoor Area	2.4.1	14.60 m ³	0.00 m ³	14.60 m ³
Unit 2.4.2 Outdoor Area	2.4.2	9.81 m ³	0.00 m ³	9.81 m ³
Unit 2.4.3 Outdoor Area	2.4.3	0.00 m ³	7.75 m ³	-7.75 m ³
Unit 3.1.1 Outdoor Area	3.1.1	14.37 m ³	0.00 m ³	14.37 m ³
Unit 3.1.2 Outdoor Area	3.1.2	15.97 m ³	0.00 m ³	15.97 m ³
Unit 3.1.3 Outdoor Area	3.1.3	0.00 m ³	2.93 m ³	-2.93 m ³
Unit 3.2.1 Outdoor Area	3.2.1	13.81 m ³	0.00 m ³	13.81 m ³
Unit 3.2.2 Outdoor Area	3.2.2	15.36 m ³	0.00 m ³	15.36 m ³
Unit 3.2.3 Outdoor Area	3.2.3	0.00 m ³	10.80 m ³	-10.80 m ³
		720.46 m ³	337.65 m ³	382.81 m ³

Proposed exceeds max excavation allowed in clause 2.4.2.34.

Note: Actual excavation required may be larger depending on the depth of excavation required under proposed concrete floor slabs. To be confirmed once further Engineering investigation of soils performed.



EDWARDSWHITE
 REGISTERED ARCHITECTS
 PROJECT HABITAT PALMER ST DEVELOPMENT (STAGES 1-3)
 PALMER STREET, TE AWAMUTU

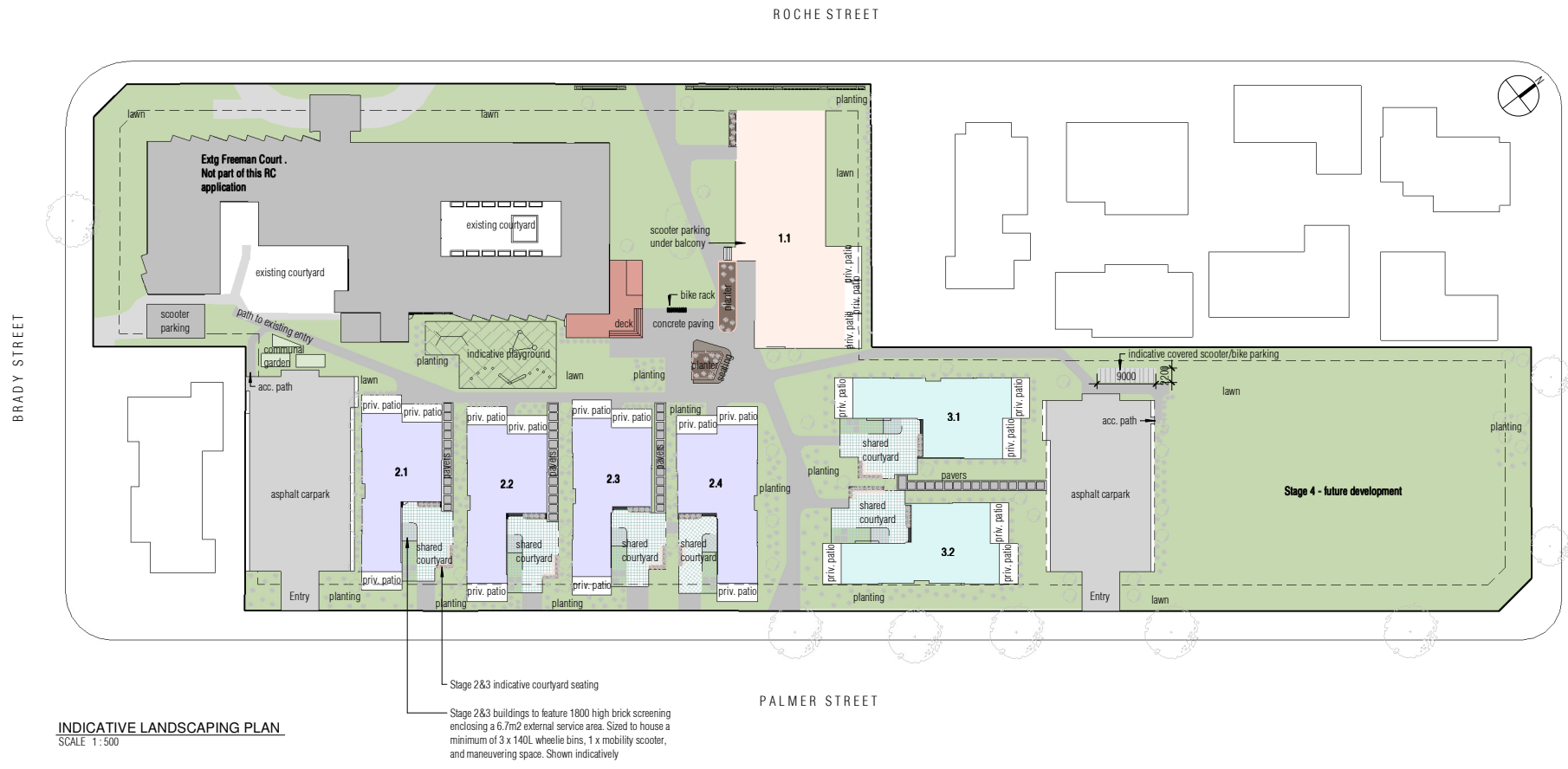
SHEET CUT & FILL PLAN

RESOURCE CONSENT 4/10/2021 6:38:21 pm

RC105 REV

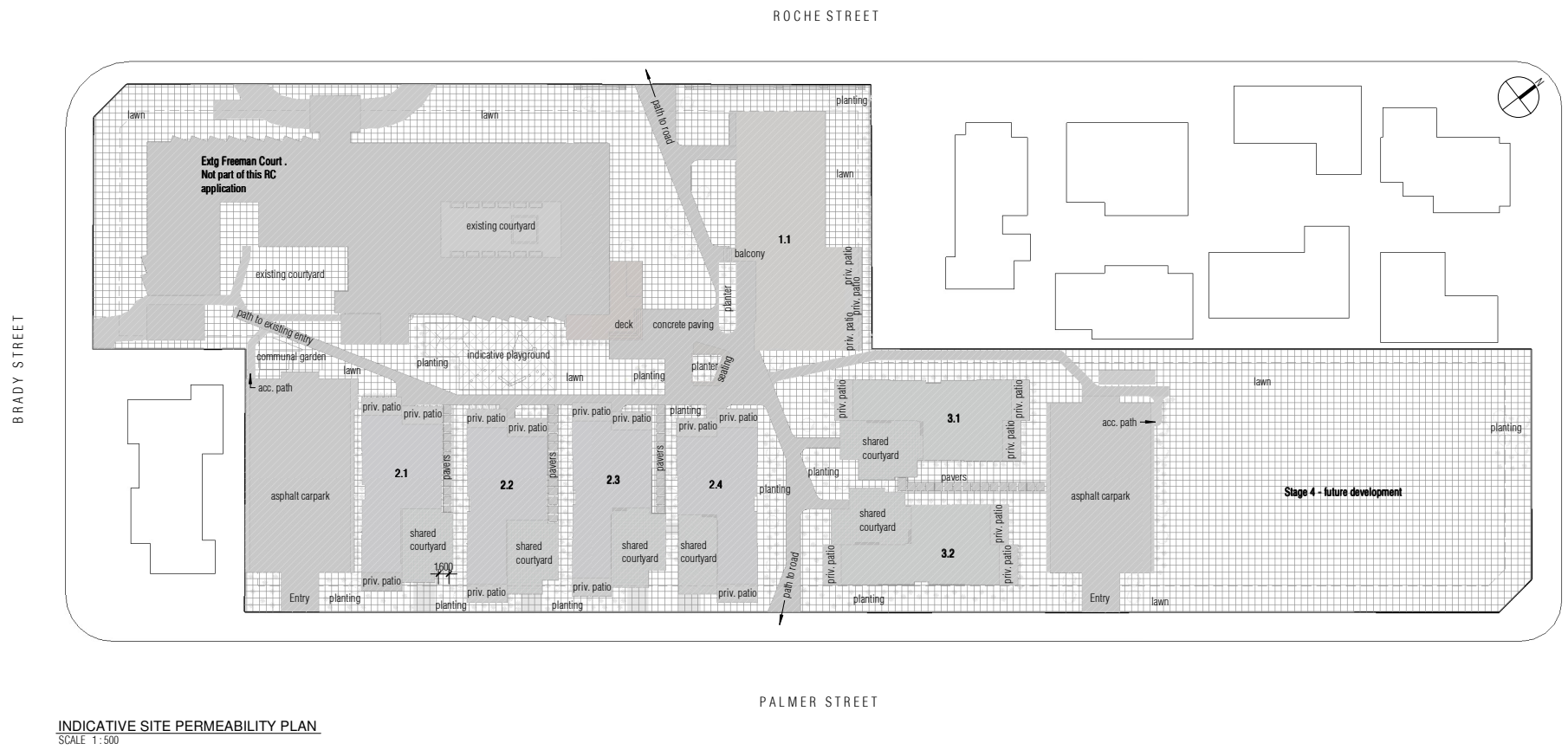
The Riverbank Lane 298 Victoria Street Hamilton NZ (07) 839 0095

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7. All work to be in accordance with the approved conditions of the Land Use Resource Consent



NOTE: Landscaping design & layout indicative for RC stage. Finishes, materials, & plant selections to be developed further during building consent stages.

APPROVED
Waipa District Council
Subject to the conditions of the resource consent LU/0208/21



PERMEABILITY KEY

	PERMEABLE - GRASS/PLANTING/GRAVEL	= 47.8% site coverage more or less
	NON PERMEABLE - BUILDING COVERAGE/PERMANENT PAVING	= 52.2% site coverage more or less

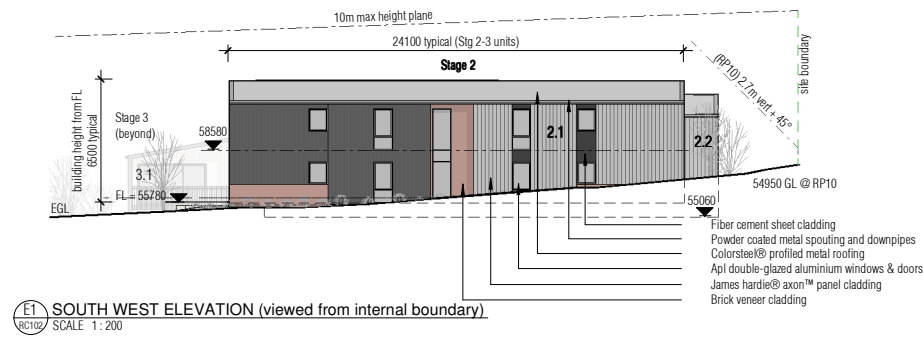
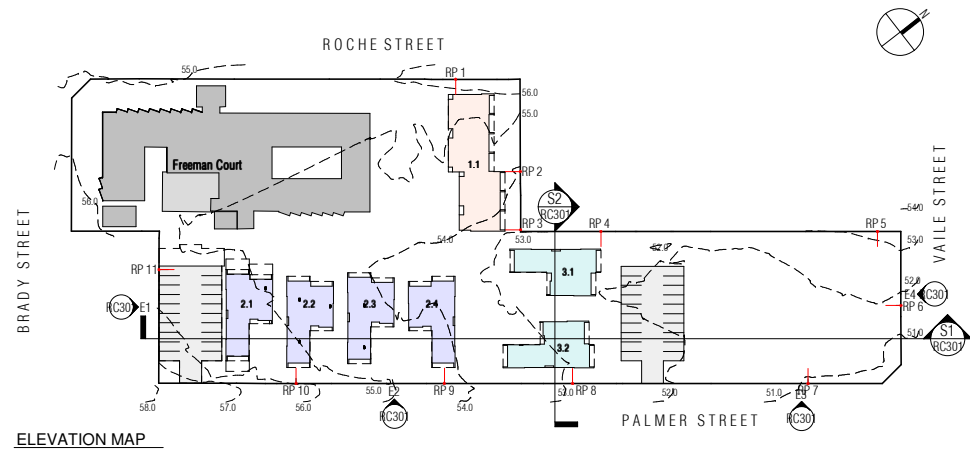
NOTE: permeability percentages subject to change. Shown on plans indicatively.

EDWARDSWHITE
REGISTERED ARCHITECTS
PROJECT REF
HABITAT PALMER ST 495-01
DEVELOPMENT (STAGES 1-3)
PALMER STREET, TE AWAMUTU

original sheet size A1
SHEET
PROPOSED LANDSCAPING PLAN

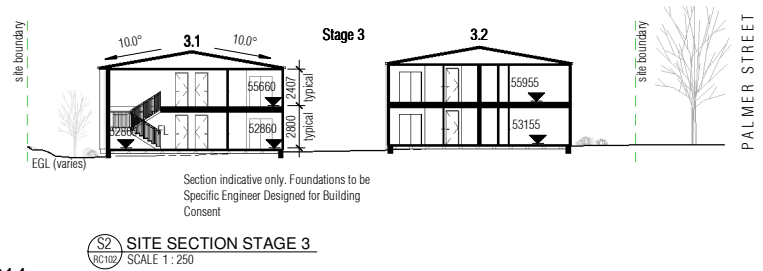
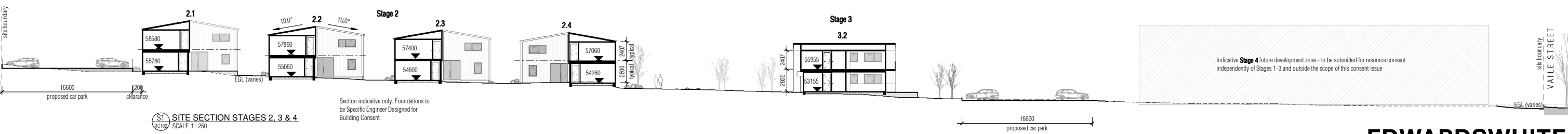
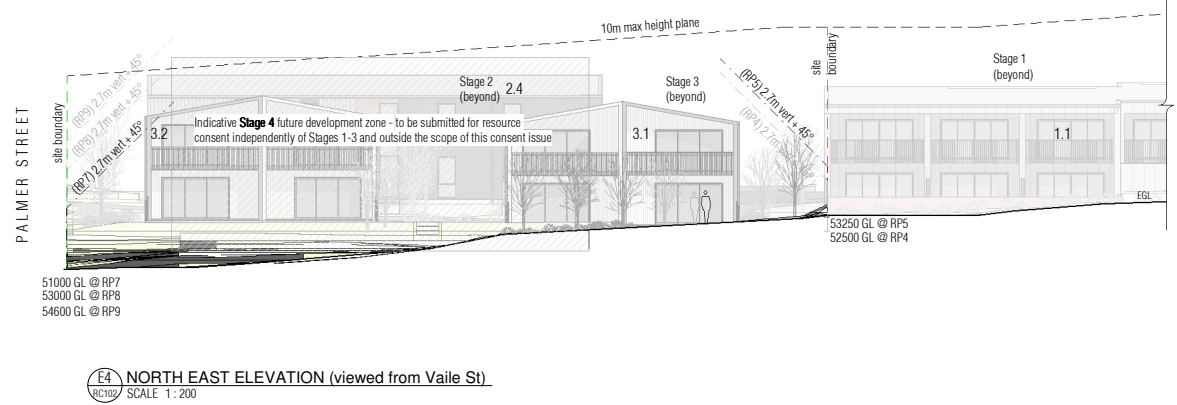
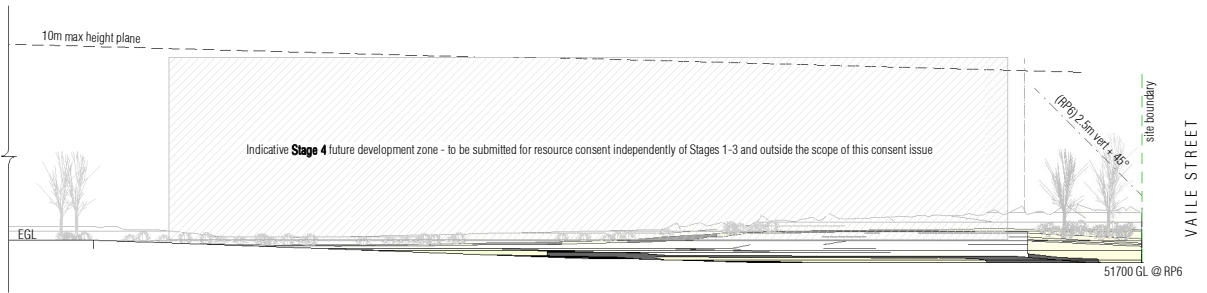
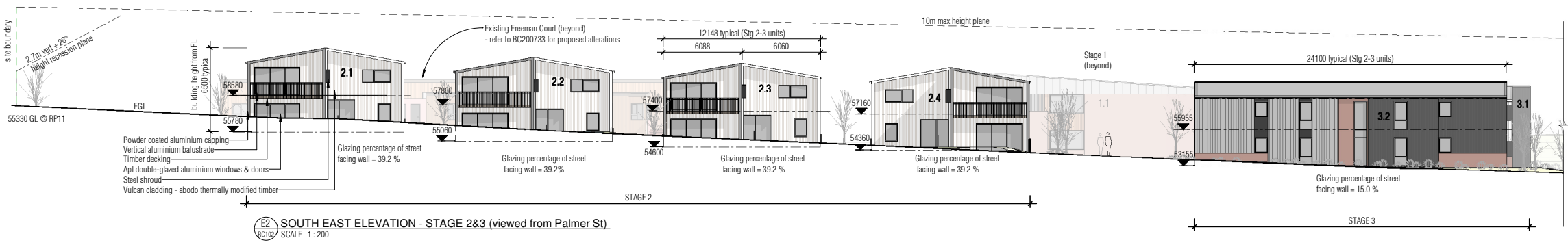
RESOURCE CONSENT 4/10/2021 6:38:22 pm

RC106	REV
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REFER TO PRELIMINARY DESIGN DRAWINGS FOR LARGE SCALE BUILDING ELEVATIONS & SECTIONS

NOTES:
 -Existing Ground Level (EGL) shown on Elevations taken from site boundary line



APPROVED
Waipa District Council
 Subject to the conditions of the
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EDWARDSWHITE
 REGISTERED ARCHITECTS

PROJECT REF: HABITAT PALMER ST DEVELOPMENT (STAGES 1-3) PALMER STREET, TE AWAMUTU 495-01

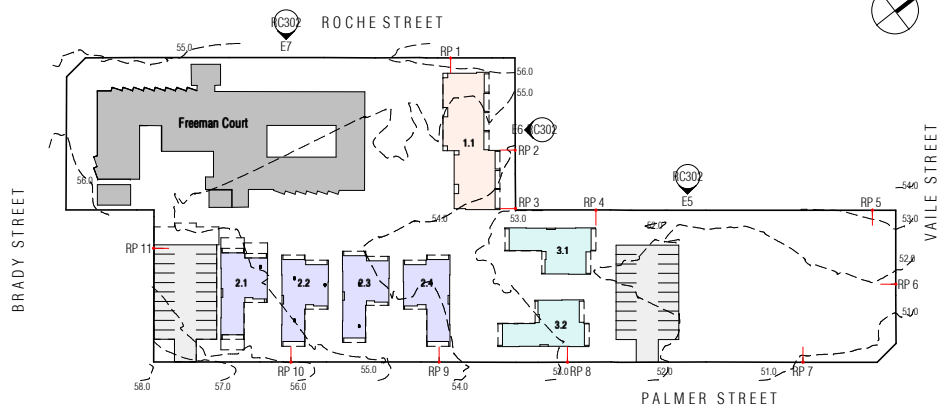
SHEET: SITE ELEVATIONS & SECTIONS

RESOURCE CONSENT 4/10/2021 6:38:26 pm

RC301

The Riverbank Lane 298 Victoria Street Hamilton NZ (07) 839 0095

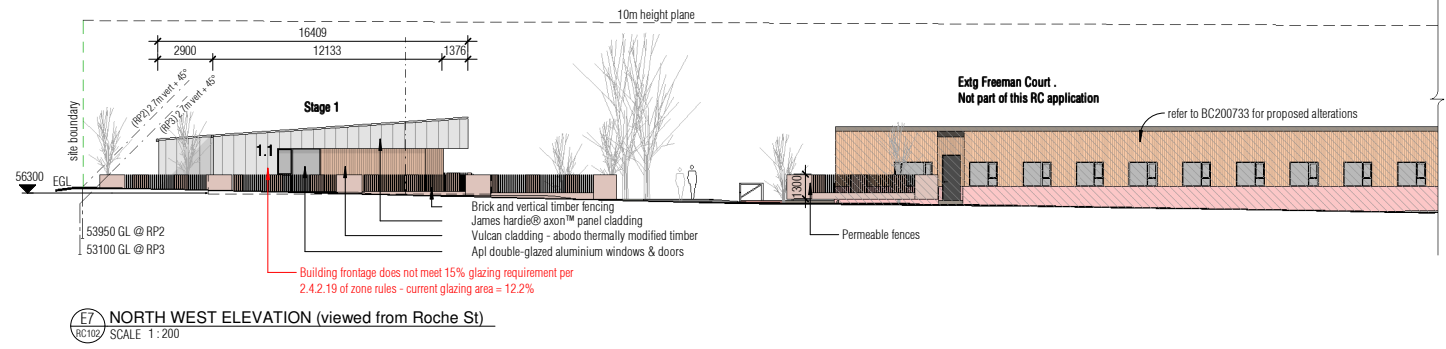
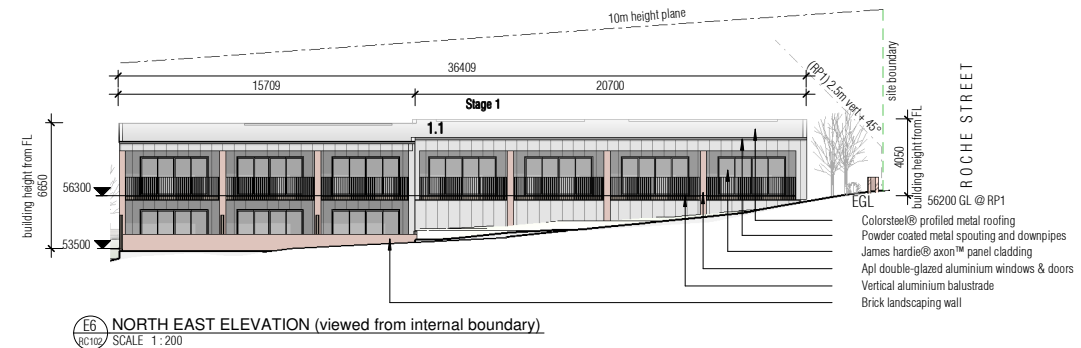
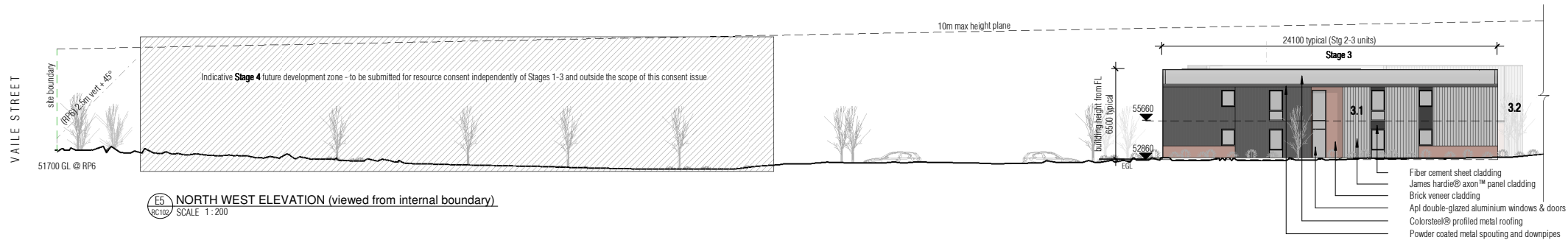
INFORMATION ONLY - NOT FOR CONSTRUCTION



ELEVATION MAP

- All construction to be in accordance with relevant NZ Standards, NZBC and local authority requirements.
- All dimensions are in millimetres unless stated otherwise. Use written dimensions, do not scale off drawings.
- The contractor shall check and verify all dimensions, levels and angles on-site prior to commencing any work.
- The contractor must notify the architect of any discrepancies in the documents and / or site conditions for clarification.
- Keynotes to be read in conjunction with the Architectural Specification and the Architectural Schedules:
 Keynote Number - architectural specification section _clause
 Keynote Titles - architectural specification clause heading
- All drawings to be read in conjunction with the following consultants documentation:
 Surveyor - Align Surveyors | Structural, Civil, Geotechnical - BCD Group | Mechanical - All Seasons Air | Electrical - Feist Electrical | Hydraulics - Filud | Fire Engineering - On Fire | Fire Protection - Select Alarms | Acoustics - BSA
- All work to be in accordance with the approved conditions of the Land Use Resource Consent

REFER TO PRELIMINARY DESIGN DRAWINGS FOR LARGE SCALE BUILDING ELEVATIONS & SECTIONS
 NOTES:
 - Existing Ground Level (EGL) shown on Elevations taken from site boundary line



APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent LU/0208/21

EDWARDSWHITE
 REGISTERED ARCHITECTS

PROJECT REF
 HABITAT PALMER ST 495-01
 DEVELOPMENT (STAGES 1-3)
 PALMER STREET, TE AWAMUTU

SHEET original sheet size A1
 SITE ELEVATIONS

RESOURCE CONSENT 4/10/2021 6:38:29 pm
RC302 REV
 The Riverbank Lane 298 Victoria Street Hamilton NZ (07) 839 0095