

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☒ Yes ☐ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

* The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

☒ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Bruce Mitchinson

Email:

Phone number:

Postal address:

(or alternative method of
service under section 352
of the act)

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Bruce Mitchinson

Email:

Phone number:

Postal address:

(or alternative method of
service under section 352
of the act)

** All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.*

7. Details of Property Owner/s and Occupier/s

*Name and Address of the Owner/Occupiers of the land to which this application relates
(where there are multiple owners or occupiers please list on a separate sheet if required)*

Name/s:

FNDC - Lease to Hato Hone St John

**Property Address/
Location:**

Postcode

0202

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:

Russell Medical Centre / Hato Hone St John

**Site Address/
Location:**

Legal Description:

Certificate of title:

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☒ No

Is there a dog on the property? ☐ Yes ☒ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

Access to the site is not restricted as it is a public reserve.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Add new ambulance bay/garage with new covered walkway access to the Medical Centre emergency department, and St Johns operations centre. New accessible entry ramp to St Johns.
Extend Medical Centre, and new internal fitout to accommodate new consulting rooms and staff facilities. New covered accessible ramp and stair to the Medical Centre main entry.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

☐ Yes ☒ No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☐ Yes ☒ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☐ Yes ☒ No ☐ Don't know

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☒ Yes ☐ No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Bruce Mitchinson

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

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

Name: (please write in full)

Bruce Mitchinson

Signature:

(signature of bill payer)

Date 16/09/25

MANDATORY

15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full)

Bruce Mitchinson

Signature:

[Redacted Signature]

Date 16/09/25

by electronic means

Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☒ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☐ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

planning report

223-001 29 York St Russell - St John Russell Proposed Alterations and Additions
30th August 2025

introduction

The existing St Johns/ Russell Medical Centre, provides essential medical and medical emergency services to the Russell community.

In response to increased demand on these services, it is proposed to accommodate this need, by extending and altering the existing St Johns/Medical Centre building.

Extra floor area is required to provide; a new family [whanau] consulting space, life coach consulting room, minor surgical theatre, two visiting consultant rooms, additional staff space, and waiting area toilet facilities, for the Medical Centre.

It is proposed to accommodate these functions, largely by internal alterations, including taking over the area currently used as the ambulance bay/garage.

Some building additions are needed to make up the required floor area.

Proposed changes keep existing and new Medical Centre functions together, around the Medical Centre reception and core facilities.

In addition, it is proposed to build, a new, covered, accessible entry ramp and stair access, from the carpark up to the Medical Centre entry and reception area, as part of mandatory upgrades, in accordance with the Building Act.

To compensate for the loss of the existing ambulance bay/garage, it is proposed to construct a new 90sqm ambulance bay/ garage, on the York St frontage, and connect this back to the Medical Centre Emergency Department, and to St Johns area, with new covered walkways, and accessible entry ramps and stairs.

Advantages in relocating the ambulance bay/garage, include:

the new structure can be built accommodate the new taller ambulance vehicles

St Johns operations are centralized, and better connected to the existing Paramedic facilities

the new building has a raised floor [to match the rest of the building] to mitigate the flood risk that exists in the current garage

it eliminates the risk of delay to an emergency response as the ambulance can access the main street directly, without having to drive through the existing carpark area.

Above the new ambulance bay/garage it is proposed to add an accommodation unit for ambulance staff working on shift. Currently staff that need to stay on site, have to use the training room and shared kitchen and bathroom facilities, on the ground floor level, which does not meet new planning requirements for vulnerable activities, or residential activities in urban zoning.

report prepared for

St John Russell Area Committee

site street address

29 York St Russell 0242

legal description

[refer appendix a for copies of current land titles]

[refer appendix c sk10 for existing land title subdivision of the site]

site 1

Existing landscaped reserve and Medical Centre/St Johns building

Fee Simple

CT-NA429/241 North Auckland

Lot 4 DP 7147

Site area: 1925sqm

Purpose: Recreation Reserve [Reserves Act 1977]

Proprietors: The Russell Town Board [administered by Far North District Council]

site 2

Land parcel including existing carpark, existing shuttle garage, and existing playcentre

Fee Simple

CT-NA318/66 North Auckland

Lot 5&6 DP 7147

Site area: 1464sqm

Purpose: Lot 6 - Local Purpose Reserve [Playcentre], Lot 5 Recreation Reserve [Reserves Act 1977]

Proprietors: The Russell Town Board [administered by Far North District Council]

site 3

Land Parcel including tennis courts and Medical Centre/St Johns building

Fee Simple

CT- NA61/226 North Auckland

Lot 2A Section 6 Town of Russell

Site area: 2023sqm

Purpose: Local Purpose Reserve [Reserves Act 1977]

Proprietors: Her Majesty the Queen [administered by Far North District Council]

lease details

[refer appendix b for copy of current lease]

St John Northern Regional Trust holds a lease, with Far North District Council, over parts of these three titles for St John and Medical Centre operations

Initial Lease 1st May 1999

Variation and renewal of lease 16 Jul 2020

Shuttle garage lease addition 2021

site and existing structures and features

[refer appendix c - sk10 for existing structures and features]

The site extends in an east-west direction between York St and Church St.

There is a pedestrian access connecting these streets, running across the site.

An open stormwater drain runs the full length of the eastern and northern boundaries.

The site is relatively flat, with a ground level below the adjacent street levels.

There is a raised bed community garden area and 2 large above ground water storage tanks, serving the St Johns/ Medical Centre building, located in the natural landscaped area.

The site is a public reserve, under the Public Reserves Act 1977.

Existing on site uses [across the three legal titles] include:

public tennis courts

Playcentre,

St Johns/ Medical Centre

Carpark serving St Johns/Medical Centre223-

Landscaped public reserve

The playcentre and tennis court facilities, occupy separate fenced off areas, and these operate independently of the St Johns/Medical Centre functions.

The existing St Johns/Medical Centre building is a 560sqm, single level, timber framed structure, supported on block foundation walls and piles. It incorporates the existing ambulance bay/garage with a lower concrete floor at grade.

Main entry to the Medical Centre is located at the Church St [eastern] end of the site, and Main entry to St Johns facilities off the York St [western] frontage.

St Johns and Medical Centre functions are connected through the ambulance bay and the emergency department.

A carpark, with 12 carpark spaces, is provided for the St Johns/ Medical Centre complex, with access off Church St.

Two of these carpark spaces are inside a garage structure, in the carpark area, for the two St Johns Medical Shuttle Service vehicles.

There are 4 dedicated and marked carparks, offsite, for St John emergency services, in front of the building, on York St.

Street access to the existing ambulance bay/garage is through the carpark area

Beneath the carpark area there are underground storage tanks that are part of the public wastewater system.

legal requirements - planning resource management act

Legal requirements under the resource management act are generally covered by the rules under the **Far North District Plan [operative] and Proposed Far North District Plans**

Existing site activities [St John, Medical Centre, Shuttle Garage and Adjacent Carparking] are established by Resource Consents **RMA1990/144LUC** and **RC2200574-RMALUC** in accordance with the **Far North District Plan**. These consents determine the specific use, the number of persons on site, height in relation to boundary, boundary set-backs, and carparking numbers.

Specific purpose has also been assigned to the land titles, under the Reserves Act 1977, as **Recreation Reserve or Local Purpose Reserves**. The St John and Medical Centre activities are contained on **Recreation Reserve** purpose land.

Existing use and right to occupy, is established in the lease agreement between the Far North District council and Order of St John Northern Regional Trust.

Under both the operative and proposed district plans the three separate titles are allocated different planning zones; commercial, conservation and recreational under the operative plan, and mixed use and sport and recreation, under the proposed plan.

As the St John/Medical Centre complex straddles across site boundaries, it is important to be mindful of the general plan objectives, when applying zone planning rules, to the proposed activity. The least impact activity rules will generally apply.

This report is broken down into 4 sections, with the first 3 sections covering proposed additions and alterations particular to the specific land titles and associated zone rules. The last section covers planning rules applicable to the overall complex.

section 1

proposed building works – site 1

zoning

The site is zoned commercial, under the operative plan, and mixed use under the proposed plan. Rules are tabled below.

proposed scope

10sqm extension to the Medical Centre, partly over an existing outdoor deck
new 90sqm [footprint] ambulance garage building with accommodation on an upper floor
54sqm of covered walkways connecting the new ambulance building to the existing building
12sqm extension for new entry into the emergency department
new accessible entry to St John facility
a public landscaped courtyard area working in and around an existing garden

[refer drawing sk10 appendix c]

operative far north district plan rules

chapter 7 – urban environment- commercial zone

clause	comment	complies/does not comply
7.7.5.1 permitted activities Permitted activity if a] it complies with rules 7.7.5.1 to 7.7.5.12 b] it complies with permitted activities under part 3 of the plan	a] does not comply with rules 7.7.5.1.6 and 7.7.5.1.11 b] does not comply with all relevant permitted activities under part 3 does not meet criteria for permitted activity	
7.7.5.1.1 building height [b] maximum height 8.5m	8.5m height to ridge of new ambulance bay/garage	complies
7.7.5.1.2 sunlight 2m+45 recession plane to boundary with Russell Township zoning	Only boundary where this applies is where the commercial zoned site adjoins the Russell Township zone along the open drain. All new and existing structures are well under this recession plane	complies
7.7.5.1.3 visual amenity and environmental protection [a] Screening carpark and storage areas with 1.8high fence [b] 50% of land 3m in from road boundary landscaped [c] landscaping to remain for the duration of the activity	[a] carpark is screened from the Russell Township Zone by the community garden, existing shuttle garage and proposed new covered entry ramp and stairs. This is consistent with the existing condition. [b] 50% of land, 3m in from road boundaries is landscaped [c] This condition is accepted	complies

clause	comment	complies/does not comply
7.7.5.1.4 setback from boundaries a] pedestrian frontage set back and canopy requirements b] commercial zone in Paihia set backs c] Marsden Road setbacks	a] Not applicable b] Not applicable c] Not applicable	

7.7.5.1.5 noise mitigation for residential activities Attenuation of noise between any boundary and living room no less than 20dB Attenuation of noise between any boundary and sleeping room no less than 30dB An acoustics design engineer is required to report on this before council with issue a compliance certificate under s139 of the Act	Given the location immediately adjacent to, and facing residential zoning, on all relevant frontages, it is likely that noise mitigation from activities other than residential, will not be required. However, an acoustics report can be prepared during detailed building design to verify that the new structure incorporates materials and elements in order to meet the specified noise requirements. This may be a condition of Resource Consent approval.	complies
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7.7.5.1.6 transportation Chapter 15 Traffic , Parking and Access Rules	See 12.5A.6.1	does not comply
7.7.5.1.7 keeping of animals No site to be used for factory farming, a boarding or breeding kennel or cattery	Animals not kept on site Not applicable	

7.7.5.1.8 noise a] all activities in the zone shall be conducted so that noise measured within any other site in the zone shall not exceed 65dBA L10 between 0700 and 2200 hrs and 55dBa L10 and 85dBa Lmax between 2200 and 0700 hrs a] all activities in the zone shall be conducted so that noise measured within any other site in the residential, coastal, and Russell Township zones shall not exceed 55dBA L10 between 0700 and 2200 hrs and 45dBa L10 and 70dBa Lmax between 2200 and 0700 hrs	a] this condition accepted b] this condition accepted Note: Hours of operation for the Medical Centre remain unchanged and proposed alterations do not increase established noise levels. The ambulance service is on standby 24/7, however, all functions are carried out inside buildings, with the exception of moving the ambulance on a call out.	complies
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clause	comment	complies/does not comply
7.7.5.1.10 roof pitch Roof pitch where existing Bistro 40 building is replaced	Specific site located outside Russell. Not applicable	

7.7.5.1.11 stormwater Disposal of collected stormwater within existing consented urban stormwater management plan or discharge consent	New roof area added not included under an existing discharge consent	does not comply
7.7.5.1.12 helicopter landing area Landing area more than 200m from nearest boundary with residential, coastal residential, Russell Township or Point Veronica Zones	Helicopters not accommodated on site Not applicable	

7.7.5.2 controlled activities Activity is controlled if: a) complies with all standards except any one of the following 7.7.5.1.2 7.7.5.1.6 7.7.5.1.7 b) complies with rules: 7.7.5.2.1 7.7.5.2.2 7.7.5.2.3 c) complies with permitted or controlled standards under part 3 of the plan	a) does not comply with 2 of the standards b) does not comply with 7.5.2.2 c) does not comply with all permitted activities under part 3 [no controlled activities applicable] does not meet criteria for controlled activity	
7.7.5.2.1 sunlight 3m + 45 recession plane	See 7.7.5.1.2 Not applicable	

7.7.5.2.1 transportation Chapter 15 Traffic , Parking and Access Rules	See 12.5A.6.1	does not comply
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clause	comment	complies/does not comply
7.7.5.3 restricted discretionary activities Activity is restricted discretionary if: a] it does not comply with any one of the following rules: 7.7.5.1.1 7.7.5.1.3 7.7.5.1.4 7.7.5.1.5 7.7.5.1.8 7.7.5.2.1 7.7.5.2.2 b] complies with all rules permitted and controlled under 7.7.5.1 and 7.7.5.2 c] complies with rules 7.7.5.3.1 7.7.5.3.2 7.7.5.3.3 7.7.5.3.4 7.7.5.3.5 7.7.5.3.6 7.7.5.3.7 d] complies with all other relevant standards for permitted,controlled restricted discretionary activities under part 3 of the plan	a] does not comply with one rule 7.7.5.2.2 b] complies with all other rules under 7.7.5.1 and 7.7.5.2 c] does not comply with 7.7.5.3.2 d] does not comply with restricted discretionary rules under part 3 does not meet criteria for restricted discretionary activity	

7.7.5.3.1 height b] maximum height in Russell 10m	See 7.7.5.1.1 Not applicable	
7.7.5.3.2 transportation Chapter 15 Traffic , Parking and Access Rules	See 12.5A.6.1	does not comply
7.7.5.3.3 visual amenity Assessment of breach of rule 7.7.5.1.3	Rule not breached Not applicable	
7.7.5.3.4 setback from boundaries Assessment of breach of rule 7.7.5.1.4	Rule not breached Not applicable	
7.7.5.3.5 noise mitigation for residential activities Assessment of breach of rule 7.7.5.1.5	Rule not breached Not applicable	
7.7.5.3.6 noise Assessment of breach of rule 7.7.5.1.8	Rule not breached Not applicable	

clause	comment	complies/does not comply
7.7.5.3.7 sunlight Assessment of breach of rule 7.7.5.2.1	Rule not breached Not applicable	
7.7.5.4 discretionary activities An activity is discretionary if a] it does not comply with one or more of the standards for permitted, controlled, or restricted discretionary activities as set out in rules under: 7.7.5.1, 7.7.5.2 and 7.7.5.3 b] it complies with the relevant standards for permitted, controlled, and restricted discretionary activities under part 3	a] does not comply with rules 7.7.5.1.6 7.7.5.1.11 7.7.5.2.1 7.7.5.3.2 b] dependent on discretionary approval for Traffic and Heritage issues under part 3 meets criteria for discretionary activity	

proposed far north district plan
area specific matters - mixed use zone

clause	comment	complies/does not comply
MUZO1 The mixed use zone is the focal point for the districts commercial, community and civic activities, and provides residential development where it compliments, and not incompatible with these activities.	Residential accommodation on the upper floor of the ambulance bay is for paramedic and ambulance staff on call, which compliments the existing activity and therefore meets this plan objective	
MUZO2 Development in the mixed use zone of a form scale and density and design quality that contributes positively to the vibrancy, safety and amenity of the zone	Form and scale of new structure is designed to complement the existing building. The urban frontage is extended, to add to the urban fabric, while still maintaining a buffer to the adjacent residential zone, therefore meets this plan objective	
MUZO5 Residential activities are located above commercial activities to ensure active street frontages	Relocation of existing sleeping arrangements, located on the existing ground floor, facing the urban street frontage bring this activity in line with this plan objective	

clause	comment	complies/does not comply
MUZR1 New Buildings or Extensions to Existing Buildings PER-1 permitted activity as building accommodates a permitted activity PER-2 permitted activity new building and extensions not exceeding 400sqm PER-3 complies with standards MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7, MUZ-S8, MUZ-S9, MUZ-S10	PER1- extension and new building are permitted activities PER-2 area of ambulance bay/garage and covered deck areas connecting back to existing facilities 166sqm PER-3 does not comply with MUZ-S8 Landscape and Screening on road boundary and MUZ-S9 Landscaping for sites adjoining zones other than mixed use or industrial Does not meet the criteria for a permitted activity	
MUZR5 Residential Activity PER-1 permitted activity res unit located above ground floor level PER-2 permitted activity res unit to meet noise standard NOISE S5	PER-1 proposed Res activity located on upper floor PER-2 See NOISE S5 standard to be verified by acoustic report at Building Consent application. Ref 7.7.5.1.5 above	
MUZR6 Healthcare Activity permitted activity	Proposed building extension into existing deck area for bandage and dressing room is healthcare activity [already established on site]	complies
MUZR8 Emergency Service Facility permitted activity	Proposed new ambulance bay/garage building and connecting walkways are emergency service activity [already established on site]	complies
MUZ-S1 Building Height 12m maximum building height	New structure at 8.5m is under 12m maximum height standard	complies
MUZ-S2 Height in Relation to Boundary Where a new building or building extension adjoins a site zoned; general residential, rural residential, rural lifestyle, maori purpose, urban, open space, natural space, sport and recreation, the following recession planes apply: 2m +55deg north boundary 2m + 45deg east and west boundary 2m + 35deg southern boundary	Existing building constructed over the boundary with adjacent sport and recreation zoning, to the south, therefore height in relation to boundary controls do not apply on this boundary Site adjoins Kororāreka /Russell zone to the north, which is not included in the list of zonings where height in relation to boundary controls apply Not applicable	

clause	comment	complies/does not comply
MUZ-S4 Setback from MHWS 26m setback from MHWS	Site is one street block away from MHWS boundary Not applicable	
MUZ-S5 Pedestrian Frontage Where sites are identified as pedestrian frontage on the planning maps, glazing and entry requirements apply	Site not identified for pedestrian frontage requirements Not applicable	
MUZ-S6 Verandah Where sites are identified as pedestrian frontage on the planning maps, verandah requirements apply	Site not identified for pedestrian frontage requirements Not applicable	
MUZ-S7 Outdoor Storage Areas Outdoor storage areas require screening	No outdoor storage proposed Not applicable	
MUZ-S8 Landscaping and Screening on a Road Boundary 50% road boundary landscaped Continuous screening of 1.8m h x 1.5m w within 5 years, 1m at planting Where the standard is not met matters of discretion are restricted to: a) the character and amenity of the streetscape and surrounding area b) topographical or other site constraints making compliance with the standard impractical c) health and safety implications for pedestrians and the transport network	More than 50% of land, 3m in from both road boundaries is landscaped. Continuous road boundary screening is not provided therefore standard not met. Matters of discretion a) the site is designed to be open to the street as a legally defined public reserve therefore screening is not appropriate b) road screening would also block vehicle access to the site, which is necessary to maintain the public open drain c) not applicable	

clause	comment	complies/does not comply
<p>MUZ-S9 Landscaping for sites adjoining zones other than mixed use or industrial</p> <p>Boundary screened with a 1.8m fence and/or Continuous screening of 1.8m h x 1.5m w within 5 years, 1m at planting</p> <p>Where the standard is not met matters of discretion are restricted to: a) outlook, character and amenity of adjoining sites in a residential, rural, open space or Māori purpose zone b) the scale of building and its distance from the boundary with residential, rural, open space, or Māori purpose zones c) ability to mitigate adverse visual effects of reduced, alternative or no screening through the use of alternative methods d) the design and use of the site which may compensate for reduced, alternative, or no screening</p>	<p>Does not meet the standard provisions for fence and screening</p> <p>Matters of discretion a) is not adjoining any listed zones b) is not adjoining any listed zones c) existing and new buildings are well set back from adjoining Russell Township zoned sites, and existing landscaping has been in place, since the Medical Centre was established, in order to mitigate any adverse visual effect. d) The site is a legal reserve, and the landscaping around the open stormwater drain provides visual amenity, on both sides of the boundary, and this is preferred over screening options</p>	
<p>MUZ-S10 Coverage</p> <p>1) At least 10% gross site area planted in grass or permeable 2) Stormwater collection system designed in accordance with FNDC Engineering standards 2022</p>	<p>85% gross site area in grass or permeable surface. Stormwater collection system will be designed in accordance with the FNDC Engineering Standards V6.0 2023, deemed to comply, with this standard. It is proposed that this carried out during the developed design for a Building Consent application</p>	complies

section 1

matters of discretion – summary

transport

Under the operative plan the proposed activity is discretionary, under Transportation rules there is a parking shortfall. This is covered in section 4, which deals with issues that apply across the whole building complex.

heritage

Heritage is another discretionary consideration, covered in detail in section 4.

stormwater

Stormwater is a specific zone discretionary consideration under both the operative plan and proposed plan.

Impermeable coverage is not a concern, as this is well within the permitted areas for the site, given that it is predominantly landscaped reserve.

However, there is additional roof area under this proposal, the stormwater collection, use and runoff needs to be recalculated.

The proposed plan cites FNDC Engineering Standards as 2002, and it is proposed that the stormwater system is redesigned, during developed design, to verify compliance with FNDC Engineering Standards V6.0 2023.

It is proposed that this is made a condition of resource consent.

landscaping and screening

Screening at street frontages and, along boundaries with other zonings is another discretionary consideration.

Activities on site are already established by previous resource consents, and current screening, to both road and other boundaries was deemed adequate, for these activities, given that they occur indoors, and there is a landscaped buffer, in the form of a public reserve, as a separation.

Landscaping to the road boundaries meets permitted activity rules under the operative plan, but not the proposed plan, which requires additional boundary fencing or screening. It is proposed that the existing landscaping remains as-is for two reasons:

- 1] It is important that there is service access to the open public stormwater drain, to keep the drain clear, and this would be compromised with additional screening on the road frontages.
- 2] Additional screening would mean compromising the amenity of the public reserve with respect to its connection to the street .

noise

Protection of the proposed residential accommodation, from noise, is another discretionary consideration. In commercial and mixed use zones this is an important consideration, however, in this situation the existing conditions already mitigate any adverse effects, which include:

- 1] The site is surrounded by properties, under the predominantly residential, Russell Township zoning
- 2] Other activities on site are limited to normal working hours, are contained indoors, and not noisy by nature.

However, it is proposed that an acoustic consultant is engaged during developed design/building consent documentation phase, to verify that noise control is in place, if required, to meet the noise standards.

section 2

proposed building works site 3

zoning

The site is zoned recreation under the operative plan and open space and recreation under the proposed plan.

Rules are tabled below.

proposed scope

The proposed building activity on this part of the site includes:

a 28sqm extension to the existing ambulance garage, building out over the existing concrete driveway access to the garage.

It also includes part of the new covered accessible ramp and stair entry to the Medical Centre entry

[refer drawing sk10 appendix c]

operative far north district plan rules

chapter 9 – recreation and conservation environment - recreation zone

clause	comment	complies /does not comply
9.6.5.1.1 purpose All new buildings directly for or ancillary to principal recreation facilities on the site building	Purpose not ancillary to recreation use but already established under previous resource consents	complies
9.6.5.1.2 scale of activities Existing activity on site being extended 8 persons per 400sqm limit may be exceeded for 3 days per week if ancillary to existing use	Activity exceeds 8 persons per 400sqm for sites connected to the public sewer.	does not comply
9.6.5.1.3 building height maximum height 8 m	Existing building height 7.5m New extension remains under this height	complies
9.6.5.1.4 sunlight 2m + 45 deg recession plane on all boundaries.	New extension complies with height in relation to boundary with carpark site. Proposed new covered accessible ramp extends through recession plane	does not comply

clause	comment	complies /does not comply
9.6.5.1.5 stormwater management Maximum gross site area covered by impermeable and buildings 10%.	Existing approved condition has allowed approximately 86% of the site area to be developed as impermeable surface. Within the area leased by St John, the 26sqm building addition proposed in this zoning is to be constructed over already established impermeable area [existing ambulance driveway] therefore no increase in impermeable area	does not comply
9.6.5.1.6 setback from boundaries Road boundary 3m all other boundaries 2m	2m building setback for new and existing structures achieved at boundary with carpark Proposed new canopy over new entry ramp and stair extends out to and over the boundary 3m road boundary set back is not achieved on York St boundary, this is an existing condition Where the existing building straddles the site boundary set backs are not observed and this should be a consideration for the rule breach in regard to the new entry ramp and canopy	does not comply
9.6.5.1.7 transportation Ch 17	See 12.5A.6.1	does not comply
9.6.5.1.8 hours of operation 0700-2200 but may be exceeded for 30 days in the year	Conditions already established under previous resource consents therefore deemed compliant. Note that St John Emergency operations extend beyond permitted hours, however, ambulance operations are proposed to be moved to commercial zoned part of site	complies
9.6.5.1.9 screening for neighbours Except along boundaries adjoining commercial or industrial zones, outdoor activities such as parking loading or outdoor storage must be screened along boundaries with residential, conservation, Russell township and Coastal Residential zones	Site does not adjoin listed zones and does not have carparking, loading, or outdoor storage where screening rule would apply Not applicable	

clause	comment	complies /does not comply
9.6.5.1.10 outdoor activities Any activity may be carried out outside other than commercial retail, manufacturing, altering, repairing, dismantling or processing activities of a permanent nature	No activities carried out outside Not applicable	
9.6.5.1.11 keeping of animals Any building or compound or part of a site used for factory farming, boarding kennels, or a cattery shall be located no closer than 50m from any site boundary	No keeping of animals proposed Not applicable	
9.6.5.1.12 noise all activities shall be conducted so that noise from the site shall not exceed the following noise limits measured within, or at the boundary with any other site in the zone Residential, Coastal Residential or Russell Township zones, or at the notional boundary with any dwelling in other rural or coastal zones. 55dBA L10 between 0700 and 2200 hrs 45dBA L10 and 70dBA Lmax between 2200 and 0700 hrs	No change to existing activity Not applicable	
9.6.5.1.13 helicopter movements There shall be no takeoff or landing of helicopters except a] in accordance with a resource consent, or b] in an emergency	No helicopter movements proposed Not applicable	
9.6.5.1.14 building coverage New building or alteration is permitted if total building area does not exceed 8% gross site area	8% gross site area 2023sqm x .08 = 162 sqm Existing Medical Centre area on site 461sqm Proposed Medical Centre extension on site 26sqm Existing Tennis Club 40sqm Total building coverage proposed on site 25%	does not comply

clause	comment	complies /does not comply
9.6.5.2 restricted discretionary activities a] does not comply with any one of the following rules: 9.6.5.1.2 9.6.5.1.3 9.6.5.1.4 9.6.5.1.5 9.6.5.1.6 9.6.5.1.7 9.6.5.1.12, and/or 9.6.5.1.14 b] complies with all other rules under 9.6.5.1 c] complies with the following rules: 9.6.5.2.1 9.6.5.2.2 9.6.5.2.3 9.6.5.2.4 9.6.5.2.5 9.6.5.2.6 9.6.5.2.7 9.6.5.2.8	a] does not comply with the following rules: 9.6.5.1.2 9.6.5.1.5 9.6.5.1.6 9.6.5.1.7 9.6.5.1.14 therefore does not meet the criteria of not complying with any one of the rules specified b] complies with all other applicable rules under 9.6.5.1 c] does not comply with the following rules: 9.6.5.2.1 9.6.5.2.3 9.6.5.2.4 9.6.5.2.8 does not meet criteria for restricted discretionary activity	
9.6.5.2.1 scale of activities Existing activity on site being extended 8 persons per 300sqm limit may be exceeded for 3 days per week if ancillary to use [no number to exceed specified.	Activity exceeds 8 persons per 400sqm for sites connected to the public sewer.	does not comply
9.6.5.2.2 building height maximum height 10m	See 9.6.5.1.3	complies
9.6.5.2.3 stormwater management Maximum gross site area covered by impermeable and buildings 15%.	See 9.6.5.1.5	does not comply
9.6.5.2.4 transportation Ch 17	See 9.6.5.1.7	does not comply
9.6.5.2.5 sunlight Matters of discretion to be assessed due to breach of 9.6.5.1.4	See 9.6.5.1.4 Not applicable	

clause	comment	complies /does not comply
9.6.5.2.6 setback from boundaries Matters of discretion to be assessed due to breach of 9.6.5.1.6 limited to: a) extent to which the proposal is in keeping with the existing character and form of the street b) the extent to building intrudes into the street scene or reduces outlook and privacy of adjacent properties c) extent to which buildings restrict visibility for vehicle maneuvering d) the ability to mitigate any adverse effects on surrounds by street planting e) the extent to which buildings and their use will impact on the use of adjoining esplanades and reserves	Matters of discretion: a) Existing building encroaches on the setback requirements to York St, approved under previous resource consent. b) Adjacent property is included in the overall lease area and includes off street parking for the complex. Adjacent property boundary setbacks are breached where the proposed accessible ramp and canopy, crosses the boundary between the Medical Centre and the parking area. c) The proposed accessible ramp reconfigures the current ramp, for compliance and does not change visibility for vehicle maneuvering. d) not applicable e) The proposed accessible entry ramp does not restrict access to the public reserve area, and does not encroach on the landscaped reserve space.	
9.6.5.2.7 noise Refer 9.6.5.1.12	Not applicable	
9.6.5.2.8 building coverage New building or alteration is permitted if total building area does not exceed 12.5% gross site area	Total building coverage proposed = 20%	does not comply
9.6.5.3 discretionary activities a) complies with 9.6.5.1.1 b) complies with relevant standards for permitted, controlled, restricted discretionary, or discretionary rules under part 3 of the standards c) does not comply with one or more of the standards for permitted or restricted discretionary activities under 9.6.5.1 and 9.6.5.2 above	a) existing activity complies under previous resource consent See 9.6.5.1.1 above b) subject to discretionary approval for transportation c) subject to discretionary approval in regards to; scale of activities, sunlight, stormwater management and building coverage. meets criteria for discretionary activity	

clause	comment	complies /does not comply
9.6.5.3 discretionary activities [cont] Assessment criteria under ch11 applies: 11.2 Building Height Scale and Sunlight	Ch 11 assessment criteria 11.2 Building Height, Scale and Sunlight a] As the proposed covered accessible ramp connects the carpark to the Medical Centre there is no adverse affect in terms of Sunlight b] There are no adverse effects as the amenity of the proposed covered accessible ramp outweighs any Sunlight issues. c] The proposed covered accessible ramp is designed to improve the main entry visually and practically. d] No residential units affected therefore not applicable e] The proposed covered accessible ramp and entry is ancillary to the existing building activity	

clause	comment	complies /does not comply
9.6.5.3 discretionary activities [cont]		
11.3 Stormwater Management	11.3 Stormwater Management a] There is no increase in stormwater runoff as the proposed extension and entry ramp are located over existing hard paved areas. b] not applicable c] It is deemed there are no cumulative effects on total catchment impermeability [see a] d] there is no change to contours or drainage patterns in the proposed alterations, and there are no works that will affect existing surface absorption e] No effect on soils therefore not applicable f] No effect on soils therefore not applicable g] Availability of land for stormwater disposal without adverse effect . No change to existing condition. h] No additional hard paving proposed therefore not applicable i] Existing building and proposed alterations have suspended floors to allow excessive runoff to move to the landscaped reserve, acting as a swale j] Not applicable k] This is deemed to be covered in prior resource consents issued for development on site as there is no change proposed to the existing condition l] Effects of climate change have not been considered as long as the existing Medical Centre continues to occupy this site m] Stormwater collection and reuse may mitigate adverse effects of stormwater runoff	

clause	comment	complies /does not comply
9.6.5.3 discretionary activities [cont]		
11.9 Site Intensity for Non-Residential Activities	11.9 Site Intensity for Non-Residential Activities a] Scale of the proposed alterations are modest compared to the size of the entire complex, and follow the existing building form. There is no impact on the adjacent tennis activities or change in the total impermeable area of the catchment b] As the site is largely paved, including the tennis court area, there is no opportunity to add further permeable surface, and where there is permeable surface, this is planted. c] Increased size in operations of the Medical Centre cater for visiting consultants mainly, and are not full time operations. There are also functions like the family room, that is a private extension of the waiting room and covers multiple uses.	

clause	comment	complies /does not comply
9.6.5.3 discretionary activities [cont]		
11.24 Building Coverage	<p>11.24 Building coverage</p> <p>a] Adjacent site is used to balance out landscaping</p> <p>b] existing buildings are deemed consistent with scale and character of the surrounding environment, and proposed extensions use existing driveway and paved space, are modest compared to the existing condition and follow the existing building form so as not to be noticeable as an addition</p> <p>c] The existing building is large in scale, however, activities are spread across 3 sites which diminishes the overall impact.</p> <p>d] There is no provision for private open space as the sites are deemed public reserves.</p> <p>e] The existing cumulative visual effects and impact on landscapes, adjacent sites and the surrounding environment is already well established and proposed additions will have less than minor effect.</p> <p>f] Siting of existing buildings already establish the relationship with landscapes, adjacent sites and the surrounding environment. Proposed additions make use of an existing space that is ancillary to the main activity.</p> <p>g] It is not possible to add any further landscaping and no adverse effects in regard to building scale have been reported</p> <p>h] The site is adjacent to commercial zoned sites to the south, which have outlook to the tennis courts. The north of the site is bordered by the existing St /Johns and Medical Centre building, which extends over the boundary into another commercial zoned site. To the east is a carpark for off street parking. Overall there is no change in affect for any private open space, adjacent to the site.</p>	

**proposed far north district plan rules
sport and active recreation zone**

clause	comment	complies /does not comply
SARZO1 Predominantly recreation use	Purpose already established under previous resource consents	
SARZO2 Buildings compliment recreational use and consistent with social and cultural wellbeing	Not applicable Activity already established on site	
SARZ-R1 New Building or Alteration to an Existing Building PER-1 existing activity in alteration healthcare emergency services PER-2 restricted discretionary assessed against infringements of standards SARZ-S1, SARZ-S2, SARZ-S3, SARZ-S4, SARZ-S5	PER1 – Existing activity established Healthcare Emergency Services PER2 – Not applicable	

SARZ-R15 Activities not Listed in Chapter Emergency services / healthcare	Activity already established by existing resource consents	
SARZ-S1 Height 8m above ground level	Canopy under 4m New building extension 5m	complies
SARZ-S2 Height in Relation to Boundary Structure falls within recession planes	Not applicable	complies
SARZ-S3 Setback 3m from road boundaries and 1.2m from all other boundaries	3m setback from road boundaries currently achieved 1.2m setback to carpark boundary breached where ramp structure connects the main entry to the carpark. Sites are linked therefore not an issue. Not applicable	
SARZ-S4 Setback from MHWS 26m from MHWS	Not applicable	
SARZ-S5 Building Coverage No more than 8% site	Existing condition exceeded	does not comply

section 2

matters of discretion – summary

transport

Under the operative plan the proposed activity is discretionary, under Transportation rules there is a parking shortfall. This is covered in section 4, which deals with issues that apply across the whole project, across all three sites.

heritage

Heritage is another discretionary consideration, covered in detail in section 4.

building coverage

Existing building coverage exceeds permitted coverage, of 8%, under both the operative and proposed plans.

This existing condition has been approved under previous resource consents and proposed additions are minor, compared to the larger development.

As the existing building straddles the boundary of two sites, the overall effect of building bulk is mitigated, with the open landscaped reserve on the adjacent site, and the tennis courts, on this site, creating the open space.

building height, scale and sunlight

The proposed new entry canopy, over the new accessible ramp and stairs, sits mainly on the adjacent site, where the carpark is located, and where it crosses the site boundary, to connect to the Medical Centre, the height in relation to boundary controls [and set back controls] are breached.

As the St John lease connects these sites it is not practical to enforce the height in relation to boundary rule.

The proposed canopy is within the building height limit for permitted use.

stormwater management

Proposed additions are minor, and constructed over existing concrete paving.

Some stormwater that would normally run to carpark cess pits would be collected off the new roof area, and piped to the existing stormwater collection tanks.

site intensity for non-residential activities

The proposed additions, in the context of the existing structure, are minor.

With the exception of the new entrance canopy, existing walls and roof forms are extended, to be in keeping with the original structure.

The new entrance canopy provides shelter to the new accessible entry ramp and stairs, and highlights the main entry to the Medical Centre.

As a very simple roof structure, suspended off minimal column support, the canopy is designed to be open, lightweight in terms of bulk, and complement the existing building forms.

New additions are constructed over existing impermeable surfaces, therefore there is no increase in stormwater runoff, or decrease in permeable surface, as a result.

Visiting consultants, already see local patients, on a regular schedule, so any increase in non-residential activity would be minor. Currently consultants share spaces with other Medical Centre functions, and the proposed additional space means less disruption and coordination for the regular Medical Centre team.

section 3 proposed building works on site 2

new covered medical centre entry ramp proposed in existing carpark area

zoning

The site is zoned recreation under the operative plan and open space and recreation under the proposed plan.

Rules are tabled below.

proposed scope

A new accessible entry ramp and stair with 38sqm canopy over [replacing existing ramp]

[refer drawing sk10 appendix c]

Note that proposed plan rules for the carpark area are covered in the previous section as this area is only a separate zone under the operative plan.

operative far north district plan rules

part 2 chapter 9 – recreation and conservation environment – conservation zone

clause	comment	complies /does not comply
9.7.5.1 permitted activities Permitted activity if complies with: a] all rules 9.7.5.1.1-9.7.5.1.10 b] complies with relevant standards for permitted activities under part 3	a] does not comply with all permitted activity rules b] does not comply with relevant standards for permitted activities under part 3 Does not meet the criteria for a permitted activity	
9.7.5.1.1 purpose All new buildings directly for or ancillary to conservation facilities on the site building to be extended does not meet criteria but existing, rule relates to new building structures – ancillary to established use	ancillary to established use under resource consent	complies
9.7.5.1.2 scale of activities existing activity on site being extended 8 persons per 2ha site area	limit may be exceeded for 60 days per year if ancillary to existing use	does not comply
9.7.5.1.3 building height maximum height 8 m	New entry canopy height under 4m	complies
9.7.5.1.4 sunlight 2m + 45 recession planes apply on all boundaries	Proposed entry canopy cuts through recession planes	does not comply

clause	comment	complies /does not comply
9.7.5.1.5 stormwater management Maximum gross site area covered by impermeable and buildings -10%.	Existing impermeable coverage remains the same, at 46% as approved under previous resource consents	does not comply
9.7.5.1.6 screening from neighbours	Existing condition remains unchanged as approved Not applicable	
9.7.5.1.7 keeping of animals	Not applicable	
9.7.5.1.8 noise restrictions Noise from site not to exceed the following noise limits 0700-2200hrs 55dBA L10 2200-0700hrs 45dBA L10 and 70dBA L max	Pedestrian ramp structure provides access and does not generate noise Not applicable	
9.7.5.1.9 helicopter movements	Not applicable	
9.7.5.1.10 setback from boundaries No building for residential purposes to be located closer than 100m from a boundary with a minerals zone	Site not adjacent to a minerals zone Not applicable	
9.7.5.1.11 building coverage New building or alteration is permitted if total building area does not exceed 8% gross site area	1464sqm x .08 = 117 sqm Shuttle Garage 30sqm Playcentre 140sqm Canopy area 38sqm Total 208sqm or 14%	does not comply

clause	comment	complies /does not comply
9.7.5.2 restricted discretionary activities An activity is restricted discretionary in the conservation zone if: a] it does not comply with any one of the following rules- 9.7.5.1.3 9.7.5.1.4 9.7.5.1.7 9.7.5.1.8 9.7.5.1.10 b] It complies with applicable rules- 9.7.5.2.1 9.7.5.2.2 9.7.5.2.3 9.7.5.2.4 9.7.5.2.5 c] it complies with all other permitted activity rules under 9.7.5.1 above and d] complies with relevant permitted controlled, or restricted discretionary standards under part 3	a] does not comply with 9.7.5.1.4 9.7.5.1.10 b] does not comply with 9.7.5.2.3 c] does not comply with 9.7.5.1.5 d] does not comply with all relevant standards under part 3 Does not meet the criteria for a restricted discretionary activity	
9.7.5.2.1 keeping of animals	Not applicable	
9.7.5.2.2 building height Maximum height 10m	See 9.7.5.1.3 Not applicable	
9.7.5.2.3 sunlight Extent to which adjacent properties are affected by breach of 9.7.5.1.4	Adjacent property connected to this property and canopy over ramp adds amenity. No adverse effect.	Does not comply
9.7.5.2.4 noise Extent to which adjacent properties are affected by breach of 9.7.5.1.8	See 9.7.5.1.8 Not applicable	
9.7.5.2.5 set back from boundaries Extent to which breach of setback under 9.7.5.1.10	See 9.7.5.1.10 Not applicable	

clause	comment	complies /does not comply
<p>9.7.5.3 discretionary activities An activity is discretionary in the conservation zone if:</p> <p>a] it complies with 9.7.5.1.1 b] It complies with applicable rules for permitted, controlled, restricted discretionary, discretionary activities under part 3 c] it does not comply with one or more of the other standards under 9.7.5.1 and 9.7.5.2 Assessment criteria under ch11</p> <p>11.1 Residential Intensity and Scale of Activities</p>	<p>a] complies b] subject to discretionary approvals under part 3 c] does not comply with one or more of the standards under 9.7.5.1.and 9.7.5.2</p> <p>meets the criteria for a discretionary activity</p> <p>11.1 Residential Intensity and Scale of Activities [a] The proposed canopy over the ramp and stair is designed to enhance the existing main entry and complement the existing structure. [b]] New accessible ramp and stair entry to the Medical Centre replaces existing structures on the site, of similar size and bulk. [c] Open space is not compromised due to the lightweight design of the structure and its column supports [d] The ramp and entry stair do not generate any additional vehicle traffic [e] The new ramp and entry stair are designed to improve pedestrian access and safety. [f] Road access is existing and unchanged [g] Existing hours of operation are unchanged [h] The ramp and stair do not increase existing noise generation [i] Not applicable [j] No additional stormwater collected by canopy roof, compared to existing impermeable carpark surface. [k] Not applicable [l] No loss in open space or vegetation [m] Not applicable [n] Not applicable [o]Not applicable [p] Not applicable [q] No change in activity with respect to natural hazards [r] Not applicable [s] Not applicable [t] Not applicable</p>	

clause	comment	complies /does not comply
9.7.5.3 discretionary activities [cont] Assessment criteria under ch11 11.2 Building Height Scale and Sunlight	11.2 Building Height, Scale and Sunlight a] As the proposed covered accessible ramp connects the carpark to the Medical Centre there is no adverse affect in terms of Sunlight b] There are no adverse effects as the amenity of the proposed covered accessible ramp outweighs any Sunlight issues. c] The proposed covered accessible ramp is designed to improve the main entry visually and practically. d] No residential units affected therefore not applicable e] The proposed covered accessible ramp and entry is ancillary to the existing building activity	

clause	comment	complies /does not comply
9.7.5.3 discretionary activities [cont]		
11.3 Stormwater Management	11.3 Stormwater Management a] There is no increase in stormwater runoff as the proposed extension and entry ramp are located over existing hard paved areas. b] not applicable c] It is deemed there are no cumulative effects on total catchment impermeability [see a] d] there is no change to contours or drainage patterns in the proposed alterations, and there are no works that will affect existing surface absorption e] No effect on soils therefore not applicable f] No effect on soils therefore not applicable g] Availability of land for stormwater disposal without adverse effect . No change to existing condition. h] No additional hard paving proposed therefore not applicable i] Existing building and proposed alterations have suspended floors to allow excessive runoff to move to the landscaped reserve, acting as a swale j] Not applicable k] This is deemed to be covered in prior resource consents issued for development on site as there is no change proposed to the existing condition l] Effects of climate change have not been considered as long as the existing Medical Centre continues to occupy this site m] Stormwater collection and reuse may mitigate adverse effects of stormwater runoff	

clause	comment	complies /does not comply
9.7.5.3 discretionary activities [cont]		
11.24 Building Coverage	<p>11.24 Building coverage</p> <p>a] The adjacent site is used to balance out landscaping effect.</p> <p>b] Existing buildings establish building coverage and the new entry canopy is designed to complement existing structures, therefore no negative visual impact by exceeding building coverage</p> <p>c] The proposed canopy scale relates to the accessible ramp and stair that it provides protection to, in plan. To mitigate any bulk effect the canopy is designed to be lightweight and open.</p> <p>d] There is no provision for private open space as the sites are deemed public reserves.</p> <p>e] The existing cumulative visual effects and impact on landscapes, adjacent sites and the surrounding environment is already well established and proposed canopy will have less than minor effect.</p> <p>f] Siting of existing buildings already establish the relationship with landscapes, adjacent sites and the surrounding environment. New pedestrian ramp and canopy make use of existing carpark space that is ancillary to the main activity.</p> <p>g] It is not possible to add any further landscaping to the existing carpark</p> <p>h] Overall there is no change in affect for any private open space, adjacent to the site.</p>	

section 3

matters of discretion – summary

building coverage

Existing building coverage exceeds permitted coverage, under the operative plan.

This existing condition has been approved under previous resource consents and the proposed canopy addition is minor, compared to the larger development.

The effect of building bulk is mitigated, with the lightweight canopy structure and support columns.

building height, scale and sunlight

The proposed new entry canopy, over the new accessible ramp and stairs, crosses the site boundary, to connect to the Medical Centre, therefore height in relation to boundary control is breached.

As the St John lease connects these sites it is not practical to enforce the height in relation to boundary rule.

The proposed canopy is within the building height limit for permitted use.

stormwater management

The proposed canopy is constructed over existing impermeable carpark surface.

Some stormwater that would normally run to carpark cess pits, would be collected off the new canopy area, and piped to the existing stormwater collection tanks.

scale of activities

The proposed canopy, in the context of the adjacent structures, is a minor addition.

It is designed to complement the existing Medical Centre and Shuttle Garage structures, and is a practical amenity to assist pedestrians, entering the building.

The open nature of the canopy structure maintains the open space.

The canopy structure does not contribute to any additional foot or vehicle traffic, it provides covered access to the existing Medical Centre complex.

Pedestrian access and safety is improved by the new accessible ramp and stair entry, and the canopy provides protection for people moving in and out of the building.

section 4

general planning rules applicable to all sites

operative plan

part 3 chapter 12– natural and physical resources

clause	comment	complies /does not comply
12.1 landscapes and natural features	Site not in identified outstanding landscape Not applicable	
12.2 indigenous flora and fauna	No change to indigenous flora or fauna on site Not applicable	
12.3.6.1.2 excavation and or filling in rural living, coastal living, general coastal, recreational activities, and conservation zoning a) does not exceed 300cubic metres in any 12 month period b) does not involve a cut and fill face exceeding 1.5m height	No excavation or fill, other than for foundations are proposed for recreational activity and conservation zones	complies
12.3.6.1.4 nature of filling in all zones a) fill must not contain putrescible, pollutant, inflammable or hazardous material and b) fill must not consist of material other than soil, rock, stone, gravel, sand, silt and demolition material and c) the material must not comprise more than 5% vegetation by load	conditions noted and accepted	
12.4 natural hazards Identified coastal hazard zones 1&2	Site not included in specified coastal hazard zones Not applicable	
12.5 heritage	No heritage resource located on site Not applicable	

clause	comment	complies /does not comply
12.5A heritage precincts	Site located within the Strand Heritage Precinct	
12.5A.6.1 permitted activities permitted activity if a] it complies with standards for rules 12.5A.6.1.1 to 12.5A.6.1.5 b] complies with relevant standards for permitted activities under part 2 c] complies with relevant standards for permitted activities under part 3	a] does not comply with standards for rules 12.5A.6.1.1 12.5A.6.1.4 Does not meet standards for permitted activity	
12.5A.6.1.1 maintenance of buildings permitted activity provided that a] building is located in the Puerua district or b] existing visual appearance is not changed and c] building structure is not altered d] heritage colours are used in the Strand Heritage precinct.	a] not applicable b] visual appearance not changed c] structure is being altered d] existing building colours are proposed to be used Does not meet standards for permitted activity	

12.5A.6.1.2 signs in the strand heritage precinct permitted if signage restricted to 0.2sqm and limited to a description of the activity on site	New signage restricted to 0.2sqm and limited to a description of the activity on site	complies
12.5A.6.1.3 parking and access in the Strand carparking and vehicle access is permitted provided it is not accessed off the strand or located between any building and the Strand	Site does not access the Strand Not applicable	
12.5A.6.1.4 alterations to land in the strand heritage precinct permitted if they involve not more than 2 cubic metres over an area of 5 square metres	It is expected that soil disturbance will involve more than 2 cubic metres over an area of 5 square metres	does not comply
12.5A.6.1.5 planting of trees in the Kerikeri basin heritage precinct Restriction on planting exotic trees in the Kerikeri basin heritage precinct	Not applicable	

clause	comment	complies /does not comply
12.5A.6.2 controlled activity An activity is a controlled activity if: a] it does not comply with 12.5A.6.1.1 b] it complies with rules 12.5A.6.1.2 to 12.5A.6.1.5 c] it complies with rules 12.5A.6.2.1 to 12.5A.6.2.3 d] it complies with relevant standards for permitted or controlled activities in the zone that it is located set out in part 2 [e] it complies with the other relevant standards for permitted or controlled activities set out in part 3	a] Does not comply with 12.5A.6.1.1 b] Does not comply with 12.5A.6.1.4 c] Does not comply with 12.5A.6.2.2 and 12.5A.6.2.3 d] Does not comply with all relevant standards for permitted and controlled activities set out in part 2 e] Does not comply with all relevant standards for permitted and controlled activities set out in part 3 Does not meet overall criteria for controlled activity	
12.5A.6.3 restricted discretionary An activity is restricted discretionary if: a] it does not comply with 12.5A.6.1 and 12.5A.6.2 b] complies with rules 12.5A.6.3.1 to 12.5A.6.3.4 c] complies with permitted, controlled, restricted discretionary in the zone that it is located set out in part 2 [e] it complies with the other relevant standards for permitted, controlled, or restricted discretionary activities set out in part 3	a] see 12.5A.6.1 and 12.5A.6.2 above b] complies with applicable rules under 12.5A.6.3.1 to 12.5A.6.3.4 subject to restricted discretionary approval c] some activities are discretionary under part 2 therefore criteria not met c] some activities are discretionary under part 3 therefore criteria not met Does not meet overall criteria for restricted discretionary activity	
12.5A.6.3.2 new buildings in all heritage precincts Restricted discretionary based on: Location relative to street Design and appearance Colour Materials Heritage value and effect on precinct Effect on heritage and archaeological values Location of buildings in respect of the landscape and archeological sites	See 12.5A.6.3	

clause	comment	complies /does not comply
<p>12.5A.6.4 discretionary activities</p> <p>An activity is discretionary if:</p> <p>a) it does not comply with one or more of the standards 12.5A.6.1 12.5A.6.2, or 12.5A.6.3</p> <p>b) complies with rule 12.5A.6.4.1</p> <p>c) complies with relevant standards for permitted, controlled, restricted discretionary, and discretionary activities in the zone that it is located, as set out in part 2</p> <p>d) complies with relevant standards for permitted, controlled, restricted discretionary, and discretionary activities, as set out in part 3</p> <p>matters of discretion under 12.5A.7 [below]</p>	<p>a] see 12.5A.6.1above</p> <p>b] 12.5A.6.4.1 discretionary as building not listed in rule 12.6A.6.5.1</p> <p>c] able to comply with relevant standards under part 2</p> <p>c] able to comply with relevant standards under part 3</p> <p>Meets standards for discretionary activity</p>	

clause	comment	complies /does not comply
<p>12.5A.7 assessment criteria</p> <p>a] the extent to which work adversely affects the existing character of the heritage precinct</p> <p>b]the extent to which any proposed work uses similar materials and is of similar design to the existing building or buildings on site</p> <p>c]the extent to which any demolition or removal of a major building affects the existing streetscape or destroys a building of historical or architectural significance</p> <p>d]the extent to which landscaping is appropriate to the character of the buildings on site</p> <p>e]the extent to which work adversely affects or destroys an archaeological site</p> <p>f] effects on landforms, including stone walls and archaeological sites</p> <p>g]the extent to which heritage colours are used in the Strand Heritage Precinct</p> <p>h] effects of any use and development on pedestrian access to and along The Strand</p> <p>i] in the Kerikeri Basin Heritage precinct the extent to which planting trees affects the heritage values of the site.</p> <p>also including matters set out in s104 of the Resource Management Act 1991</p>	<p>a] The Strand Heritage precinct contains a mix of small scale and large scale residential and commercial structures. Proposed additions are minor, compared to the bulk of the existing building and the overall change will be largely unnoticeable. The new ambulance bay/garage is a simple gable roof format, and is separated from the main building bulk, to add character to the Strand streetscape, and the Heritage precinct.</p> <p>b] Additions to the existing building maintain existing rooflines and matching materials are used for the exterior. The new ambulance bay/garage follows the same gable form, and gable orientation as the existing building, to create a strong visual connection between old and new structures.</p> <p>c] there is no removal of existing structures on site.</p> <p>d] While landscaping is not typical to the town streetscape, there are existing small pockets of planting that the proposal mimics, around the landscaped entry to the St Johns part of the complex. The existing landscaped reserve buffer to the neighbouring residential sites remains, although part of this area is used for the new ambulance bay/garage.</p> <p>e] the site is not a designated archaeological site based on its history, however, it is important to be cognisant of the possibility of buried artifacts, and proposed structures are constructed on piles, to avoid extensive disturbance of the soil.</p> <p>f] There is no change to existing landforms or features proposed</p> <p>g] new additions will match the existing building exterior colour scheme</p> <p>h] No change to existing pedestrian access</p> <p>i] Not applicable</p>	

clause	comment	complies /does not comply
12.7 lakes rivers, wetlands and the coastline	Not applicable	
12.8 hazardous substances	Not applicable	
12.9 renewable energy	Not applicable	

**proposed far north district plan
heritage overlay
all sites and zones**

clause	comment	complies /does not comply
HA-01 Objective for all Heritage Overlays Historic recognised and protected		
HA-02 Kororareka Russell Heritage Overlay Maintain integrity and protect heritage values a] architectural integrity b] maintain as pedestrian area f] protecting scheduled archaeological sites and undiscovered		
HA-R2 Maintenance and Repair of buildings PER1 building a scheduled heritage resource	Not applicable	
HA-R2 Alterations or Additions to Existing Buildings or Structures PER-1 building not a scheduled heritage resource PER-2 site does not contain scheduled heritage resource PER-3 setback from heritage resource, Heritage colours PER-4 not a scheduled resource PER-5 not located on a site with a scheduled heritage resource PER-6 discretionary if visible from a public place PER-7 addition complies with HA-S2 heritage colours or painted to match extg colour scheme	Complies with PER-1, PER-2, PER-4, PER-5 PER-3 setback to heritage resource not applicable, building to be painted to match existing [expected to be from heritage colour palette in accordance with HA-S2] See PER-7 PER-6 alterations visible from street Discretionary activity PER-7 standard HA-S2 does not apply if the additions and alterations are painted to match the existing colour scheme	

clause	comment	complies /does not comply
HA-R2 Alterations or Additions to Existing Buildings or Structures Matters of discretion a] necessity of alteration or addition b] whether proposed change will adversely affect heritage values of the heritage overlay c] whether the proposed changes affect the heritage values of an adjacent heritage resource d] whether there is a practicable reason why the building is being altered or have its appearance changed e] any advice from a suitably qualified heritage or cultural expert f] colour of exterior surfaces and appropriateness within the heritage overlay g] landscaping or fencing to maintain heritage boundary treatments and curtilage h] location and relationship of the building or structure in relation to adjoining sites and the road i] any consultation with heritage NZ, Department of Conservation and Tangata Whenua	a] the key driver is to expand the Medical Centre functions, and this requires additional floor area b] proposed change will not affect the objectives of the heritage values and heritage overlay c] the closest scheduled heritage resource to the site is a flame tree on the neighbouring property. Properties are separated by an open stormwater drain and landscaping therefore no effect on this resource [see HA-S1] d] additions to the building are minor to gain additional area, and moving the ambulance bay/ garage means that this part of the structure is no longer vulnerable to inundation. e] no advice has been sought by qualified heritage professionals, at this stage. There has been initial consultation with the local Marae Komiti. f] existing colours are expected to be from the specified heritage palette as this was a condition of previous resource consents. It is proposed to use the same colours to match on the alterations and additions g] existing perimeter boundary conditions and building surrounds are retained h] generous separation between adjoining sites is maintained by the landscape reserve, and open drain. Addition of the ambulance bay/garage structure enhances the urban condition along the street frontage and follows heritage guidelines in the overall design. i] Heritage NZ and DOC have not been consulted at this stage	
HA-R5 Earthworks discretionary PER-1 do not exceed 2 cubic metres over 5sqm, not within 20m of scheduled heritage resource, complies with HA-S3 PER-2 do not exceed 200 cubic metres total, not within 20m of scheduled heritage resource, complies with HA-S3	No heritage resource within 20m therefore per-1 not applicable Earthworks do not exceed 200 cubic metres	complies

clause	comment	complies /does not comply
HA-R10 Infrastructure and renewable energy infrastructure	Not applicable	
HA-S1 Setback from a Scheduled Heritage Resource 20m setback from scheduled heritage resource	20m minimum building set back from scheduled flame tree resource on adjacent property	complies
HA-S2 Heritage Colours Exterior facades finished in heritage colours	See HA-S2	complies
HA-S3 Accidental Discovery Protocol Protocol to be followed if artifacts found	Condition accepted	

**proposed far north district plan
coastal environment overlay
all sites and zones**

clause	comment	complies/non-compliant
CE-R1 New Buildings and Structures and Alterations to Existing Structures PER- 1 located in an urban zone [mixed use] not exceed 300sqm and not located outside high or natural character areas PER-2 not located in an urban zone [recreation zone] is ancillary to farming activities [n/a] PER-3 extension to lawfully established building and no more than 20% extg floor area PER-4 extension complies with standards CE-S1 and CE-S2	PER-1 Alterations and additions do not exceed 300sqm total Outside natural character area PER-2 located in urban zone not applicable PER-3 existing buildings 731sqm x 20%= 146sqm. 252sqm proposed in additions Does not comply with CE-S1 Discretionary activity PER-4 does not comply with standard CE-S1 Discretionary activity	
CE-S1 maximum height Max height of new structure not to exceed 5m or extend above closest ridgeline Max height of extension not to exceed height of existing building or extend above closest ridgeline	New ambulance bay building height 8.5m	Does not comply

clause	comment	complies/non-compliant
CE-S2 colours and materials Exterior materials and finishes not to exceed 30% light reflectance BS5252 colour scheme	existing building finishes do not exceed 30% light reflectance building alterations are proposed to match existing building finishes.	Does not comply
CE-S3 earthworks or indigenous vegetation clearance Earthworks and vegetation clearance not to occur in outstanding natural character Earthworks not to exceed a total area of 50sqm over 10 year in an area of high natural character Earthworks not to exceed a total area of 400sqm over 10 year not in an area of high natural character Earthworks not to exceed a cut or fill depth in excess of 1m	Not applicable	
CE-R10 external alterations to existing buildings Coastal hazard area PER- 1 permitted if no increase in gfa PER-2 external alteration does not direct coastal inundation into other properties	PER-1 there is an increase in gfa PER2 alteration does not direct coastal inundation into other properties Restricted discretionary Matters of discretion restricted to rule CE-R14	
CE-R12 New Buildings or Structures PER- 1 building footprint no more than 10sqm and not used for vulnerable activity PER-2 external alteration does not direct coastal inundation into other properties PER-3 all standards applying to the relevant zone are met	PER-1 footprint exceeds 10sqm PER-2 alteration does not direct coastal inundation into other properties PER-3 all standards applying to the relevant zone are not met Discretionary Matters of discretion restricted to rule CE-R14	

clause	comment	complies/non-compliant
<p>CE-R14 New Buildings and alterations that exceed the GFA of the existing building Restricted discretionary RDIS-1 building does not direct coastal inundation into other properties RDIS-2 new building or extension other than vulnerable activity not located in a high risk coastal hazard area RDIS-3 new building or extension containing vulnerable activity not located in a high risk coastal hazard area RDIS-4 activity complies with standards CE-S4 CE-S5</p>	<p>RDIS-1 building does not direct coastal inundation into other properties RDIS-2 See engineers report RDIS-3 See engineers report RDIS-4 See engineers report</p>	
<p>CE-S4 buildings designed so not subject to inundation and/or material damage over a 100yr timeframe and either: the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the water level in a 1 percent AEP flood event plus 1m sea level rise or the finished floor level of any other building must be at least 300mm above the water level in a 1 percent AEP flood event plus 1m sea level rise</p>	<p>CE-S4 See engineers report</p>	
<p>CE-S5 any application for a resource consent in relation to a site affected by a coastal hazard must be accompanied by a report by a suitably qualified engineer addressing the points in the relevant objectives policies performance standards and matters of control/discretion</p>	<p>CE-S5 See engineers report</p>	

**proposed far north district plan
district wide matters / noise
mixed use zone**

clause	comment	complies /does not comply
NOISE S5 Noise Insulation Standards for Sensitive Activities Mixed use zone 1] any habitable room in a new building used for a noise sensitive activity must be designed, constructed and maintained to achieve the following maximum internal noise limits: a] any room used as a bedroom 30dB LAeq b] other habitable rooms in residential units 40dB LAeq 2] Noise levels determined by NOISE Table 1 incident on exposed façade areas, with other areas not noted determined by an acoustic engineer. 3] Compliance with 1] achieved by certificate by an acoustics engineer provided prior to construction	An acoustics engineer will be engaged during building design to prescribe materials and details to ensure standards will be met, in an acoustics report	

operative far north district plan rules
part 3 chapter 15– transportation
general provisions

clause	comment	complies /does not comply
15.1.6A.1 maximum one way traffic movements Commercial Zone 200 permitted activity Commercial Zone 201-500 controlled activity Commercial Zone >500 restricted discretionary activity Recreation Zone 200 permitted activity Recreation Zone 201-400 restricted discretionary activity Recreation Zone >400 discretionary activity	The carpark [in conservation zone] serves the Medical Centre and as the building straddles commercial and recreation zones the maximum one way activity in table 15.1.6A.1 is the following one way traffic movement figures are used: 200 permitted activity 201-500 controlled activity 201-400 restricted discretionary >400 discretionary	
15.1.6A.2 permitted activities activity is a permitted activity if it a) complies with standards under table 15.6A.2.1 maximum vehicle movements for each zone, and b) complies with relevant standards for permitted activities in a particular zone in accordance with part 2 of the plan c) complies with relevant standards for permitted activities in accordance with part 3 of the plan	a) does not comply with 15.1.6A.2.1 for 200 permitted one way traffic movements b) does not comply with relevant standards for permitted activities under part 2 c) does not comply with relevant standards for permitted activities under part 3 Does not meet standards for permitted activity	

clause	comment	complies /does not comply
15.1.6A.2.1 traffic intensity Traffic intensity threshold value for a site determined for each zone by table 15.1.6A.1 Traffic Intensity Factor determined for a proposed activity from Appendix3A	<p>Existing Medical Centre Area = 235sqm – Traffic Intensity Factor from App3A [Medical Centre] 50 per 100sqm gba = 118 Existing St John Area = 326sqm – Traffic Intensity Factor from App3A 10 per 100sqm gba = 33</p> <p>Existing one way movements = 151</p> <p>Proposed Medical Centre Area = 335sqm – Traffic Intensity Factor from App3A [Medical Centre] 50 per 100sqm gba = 168 Proposed St John Area = 440sqm – Traffic Intensity Factor from App3A 10 per 100sqm gba = 44 Casual accommodation 2 per room = 4 [not incl. in overall gba]</p> <p>Proposed one way movements = 216</p> <p>[Additional 66 one way movements over existing use].</p>	
15.1.6A.3 controlled activities activity is a controlled activity in the commercial, industrial, hort. Processing and Orongo Bay special purpose zone if it a) does not comply with permitted traffic intensity standard under table 15.6A.2.1 b) complies with 15.1.6A.3.1 c) complies with relevant standards for permitted activities in a particular zone in accordance with part 2 of the plan d) complies with relevant standards for permitted activities in accordance with part 3 of the plan	<p>a]does not comply with 15.1.6A.2.1 for permitted activity b] complies with 15.1.6A.3.1 for 201-500 one way movements for a controlled activity c] does not comply with relevant standards for permitted or controlled activities under part 2 d] does not comply with relevant standards for permitted or controlled activities under part 3</p> <p>Does not meet standards for controlled activity</p>	

clause	comment	complies /does not comply
15.1.6A.3.1 traffic intensity Traffic intensity threshold value for a site determined for each zone by table 15.1.6A.1 Traffic Intensity Factor determined for a proposed activity from Appendix3A	<p>Existing Medical Centre Area = 235sqm – Traffic Intensity Factor from App3A [Medical Centre] 50 per 100sqm gba = 118 Existing St John Area = 326sqm – Traffic Intensity Factor from App3A 10 per 100sqm gba = 33</p> <p>Existing one way movements = 151</p> <p>Proposed Medical Centre Area = 335sqm – Traffic Intensity Factor from App3A [Medical Centre] 50 per 100sqm gba = 168 Proposed St John Area = 440sqm – Traffic Intensity Factor from App3A 10 per 100sqm gba = 44 Casual accommodation 2 per room = 4 [not incl. in overall gba]</p> <p>Proposed one way movements = 216</p> <p>[Additional 66 one way movements over existing use].</p>	
15.1.6A.4 restricted discretionary activities activity is a restricted discretionary activity in any zone if it a) does not comply with permitted or controlled traffic intensity standard standards under rules 15.6A.2.1 or 15.6A.3.1 b) complies with 15.1.6A.4.1 c) complies with relevant standards for permitted, controlled or restricted discretionary activities in a particular zone in accordance with part 2 of the plan d) complies with relevant standards for permitted, controlled or restricted discretionary activities in accordance with part 3 of the plan	<p>a)complies with with 15.1.6A.3.1 for controlled activity b) complies with 15.1.6A.4.1 for 201-400 one way movements for a restricted discretionary activity c) does not comply with relevant standards for permitted controlled or restricted discretionary activities under part 2 d) does not comply with relevant standards for permitted controlled or restricted discretionary activities under part 2</p> <p>Does not meet standards for a restricted discretionary activity</p>	

clause	comment	complies /does not comply
15.1.6A.4.1 traffic intensity Traffic intensity threshold value for a site determined for each zone by table 15.1.6A.1 Traffic Intensity Factor determined for a proposed activity from Appendix3A	<p>Existing Medical Centre Area = 235sqm – Traffic Intensity Factor from App3A [Medical Centre] 50 per 100sqm gba = 118 Existing St John Area = 326sqm – Traffic Intensity Factor from App3A 10 per 100sqm gba = 33</p> <p>Existing one way movements = 151</p> <p>Proposed Medical Centre Area = 335sqm – Traffic Intensity Factor from App3A [Medical Centre] 50 per 100sqm gba = 168 Proposed St John Area = 440sqm – Traffic Intensity Factor from App3A 10 per 100sqm gba = 44 Casual accommodation 2 per room = 4 [not incl. in overall gba]</p> <p>Proposed one way movements = 216</p> <p>[Additional 66 one way movements over existing use].</p>	
15.1.6A.5 discretionary activities activity is a discretionary activity in any zone zone if it a) does not comply with permitted or controlled traffic intensity standard standards under rules 15.6A.2.1, 15.6A.3.1 or 15.6A.4.1 b) complies with 15.1.6A.5.1 c) complies with relevant standards for permitted, controlled or restricted discretionary activities in a particular zone in accordance with part 2 of the plan d) complies with relevant standards for permitted, controlled or restricted discretionary activities in accordance with part 3 of the plan	<p>a)complies with 15.1.6A.3.1 for applicable intensity threshold rules b) complies with 15.1.6A.4.1 for 201-400 one way movements for a restricted discretionary activity c) complies with relevant standards for permitted controlled restricted discretionary, or discretionary activities under part 2 d) complies with relevant standards for permitted controlled restricted discretionary, or discretionary activities under part 2</p> <p>meets the standards for a discretionary activity</p>	

clause	comment	complies /does not comply
15.1.6A.5.1 traffic intensity Traffic intensity threshold value for a site determined for each zone by table 15.1.6A.1 Traffic Intensity Factor determined for a proposed activity from Appendix3A assessment criteria under 15.1.6A.7 and chapter 11 [see zone rules]	<p>Existing Medical Centre Area = 235sqm – Traffic Intensity Factor from App3A [Medical Centre] 50 per 100sqm gba = 118 Existing St John Area = 326sqm – Traffic Intensity Factor from App3A 10 per 100sqm gba = 33</p> <p>Existing one way movements = 151</p> <p>Proposed Medical Centre Area = 335sqm – Traffic Intensity Factor from App3A [Medical Centre] 50 per 100sqm gba = 168 Proposed St John Area = 440sqm – Traffic Intensity Factor from App3A 10 per 100sqm gba = 44 Casual accommodation 2 per room = 4 [not incl. in overall gba]</p> <p>Proposed one way movements = 216</p> <p>[Additional 66 one way movements over existing use].</p>	

clause	comment	complies /does not comply
15.1.6A.7 assessment criteria a) extent by which the expected traffic intensity exceeds the assumed value under appendix 3A b) time of day when extra movements will occur c) distance between the location where vehicle movements take place and any adjacent properties d) width and capacity of the street to cope with extra movements	a) the change in intensity of activities on site requires review of traffic intensity [ref Appendix 3A 3A.1] In terms of a permitted activity the proposed traffic intensity is exceeded by 16 one way trips. Proposed rearrangement of St Johns activities to York St moves traffic intensity for this activity to York St to mitigate traffic intensity on Church St [carpark entry and exit] b) it is important to note that the carpark serves the Medical Centre from 8am-5pm on weekdays and traffic intensity from this activity is within permitted activity threshold. outside these hours the carpark is shared with the general public c) closest adjacent crossing to the existing carpark entry exit is over 40m away d) extra movements generated by the Medical Centre alterations are within the permitted activity intensity threshold therefore it is deemed that the street will cope with the additional movements	



Clause	comment	complies /does not comply
<p>15.1.6A.7 assessment criteria [cont]</p> <p>e] location of any footpaths and volume of people on them f] sight distances associated with the vehicle access on to the street g] Existing volume of traffic on the streets affected h] any congestion or safety problems on the streets affected i] with respect to effects on neighbourhoods the ability to mitigate effects in the design of the access, screening the access, or limiting the times when access can occur j] with respect to effects on through traffic on arterial roads, strategic roads, or state highways, such as turning bays, flush medians, deceleration tapers, to be installed to manage vehicle access on and off the site k] the extent to which the activity may cause or exacerbate natural hazards and and increase risk to life ,property, or the environment. l] whether providing or having access to bicycle parking and showering or alternative transport arrangements would reduce traffic movements m] the provision for safe access for pedestrians moving within or exiting the site.</p>	<p>e] there are no footpaths in along the street frontage to Church St. f] existing sightlines from the carpark entry exit remain unchanged. The existing 5m kerb to boundary setback ensures that good sightlines are maintained g] the increase in volume on Church St is deemed to be negligible and concentrating St Johns operations to the York St [main street] balances the effect on both streets. h] the existing condition in regard to safety and congestion on the streets affected is unchanged i] existing street conditions are maintained with existing crossings and screening is not part of the existing condition. existing distances between the vehicle activity generated on site, and residential activities, are maintained and mitigated by the existing, on-site landscaped reserve l] not applicable k] existing crossings and parking areas - not applicable l] bicycle parking is provided for and both St John's and the Medical Centre have shower facilities. the location within the Town Centre means that some building visitors park elsewhere and arrive by foot. St John runs a health shuttle service for those that cannot drive to the Medical Centre. m] improvements in the new accessible entry to the Medical Centre, are designed to make pedestrian access in the carpark safer than the existing condition. The existing through site connection is to remain for pedestrian access from both York and Church St's. Moving the ambulance street access out of the carpark area to direct access to York St improves safety of pedestrians in the carpark The new accessible main entry to St Johns operations improves safe access to pedestrians moving within, or exiting the site</p>	

clause	comment	complies /does not comply
15.1.6B.1.3 on site carparking Where buildings are altered to increase number of persons the minimum number of parking spaces provided shall be determined in accordance with appendix 3c	Appendix 3c requirements: Doctors rooms/medical centre 1 per 20sqm GFA = $335/20 = 17$ carparks St Johns – office and commercial 1 per 40sqm GBA = $280/40 = 7$ carparks New St Johns residential unit 2 carparks Proposed St Johns ambulance garage and walkways [not counted no change in personnel numbers] Total 26 carparks required 12 on site carparks provided in existing carpark 1 new carpark in ambulance bay	does not comply
15.1.6B.1.4 accessible carparks 1 accessible carpark per 20 carparks to be provided	1 accessible carpark for existing 13 on site carparks provided under previous resource consent 2 provided under proposal	complies
15.1.6B.1.5 carparking space standards Off street parking set out shall be as set out in appendix 3d	Parking set out in accordance with appendix 3b	complies
15.1.6B.1.6 loading bays 1 loading bay required for floor areas between 200-500sqm GFA 2 loading bays required for floor areas 500-5000sqm GFA	2 loading bays provided for 720sqm total floor area proposed 1 existing loading bay in carpark 1 loading bay in ambulance bay [ambulance loading]	complies
15.1.6B.2 restricted discretionary activities a) does not comply with 15.1.6B.1.1 on site carparking but b) complies with all other standards for permitted activities under 15.1.6B.1 c) complies with rules 15.1.6B.2.1 cycling facilities or 15.1.6B.2.2 greenspace	a) see 15.1.6B.1.3 b) see above c) see 15.1.6B.2.1 below d) see 15.1.6B.2.2 below Does not meet relevant standards for restricted discretionary activity	

clause	comment	complies /does not comply
15.1.6B.2.1 cycling facilities a) Maximum of 50% of carparking spaces required under appendix 3d can be replaced with cycle parking b) each carparking space substituted accommodates space for 2 bicycles	a) 26 parking spaces required under 15.1.6B.1.3 reduced to 24 spaces – around 10% therefore under 50% maximum b) 2 carparking spaces substituted for space for 4 bicycle parks	
15.1.6B.2.2 green space a) Maximum of 50% of carparking spaces required under 3d can be replaced with greenspace b) each carparking space is substituted with 12sqm of greenspace	No greenspace provision	
15.1.6B.3. discretionary activities An activity is discretionary if: a) it does not comply with one or more of the rules set out in 15.1.6B.1 and 15.1.6B.2 b) complies with relevant standards for permitted, controlled, restricted discretionary or discretionary activities in a particular zone under part 2 c) complies with all other relevant standards for permitted, controlled, restricted discretionary or discretionary activities under part 3	a) see 15.1.6B.1 and 15.1.6B.2 above b) complies with relevant standards under part 2 c) complies with other relevant standards under this part Meets standards for discretionary activity consideration	

clause	comment	complies /does not comply
15.1.6B.5 assessment criteria a) whether physically practicable to provide required carparks on site b) whether there is an adequate supply of alternative parking in the vicinity such as a public carpark or angled road parking c) whether there is another site nearby where a legal agreement could be entered into with the owner of the site to allow it to be used to meet the required carparking on the site d) whether it can be shown that the actual parking demand will not be as high as that indicated in appendix 3c e) adequacy and design of the layout in terms of other recognised standards	a) under the current site arrangement it is possible to provide another 6 carparks by using more landscaped reserve space which would still represent a 7 car shortfall. If the open stormwater drain was piped then it is possible to provide the required number of carparks for the Medical Centre and St Johns facility, but again, at the expense of the landscaped reserve amenity. Both of these options are not likely to be supported by local residents. b) there are 4 allocated and marked carparks, on the road reserve outside St Johns operations, on York St. adjacent to these carparks is angled street parking. These carparks have dedicated pedestrian access to both St Johns/ and the Medical centre. There are numerous street carparks, in town, within 5min walk of the complex. Also the Masonic Lodge provides a public carpark 1min walk away, across the road, in Church St c) Including the Masonic Lodge carpark there are other sites, like the Bowling Club, where parking is available on an informal basis, as club hours are generally outside Medical Centre opening hours. d) parking requirements in appendix 3c are a good guide for numbers of parking required for the facility, with half of the requirement being served off-site. e) the existing carpark utilises space over critical town sewer infrastructure, and provides essential access to this infrastructure, and in this regard it is an efficient use of land, that cannot be built over.	

clause	comment	complies /does not comply
15.1.6C.1 access An activity is permitted if: a) it complies with standards set out in rules 15.1.6C.1.1 to 15.1.6C.1.11 b) complies with relevant standards for permitted, activities in a particular zone under part 2 c) complies with all other relevant standards for permitted, activities under part 3	a) see below b) does not comply with all relevant standards for permitted activities under part 2 c) does not comply with all relevant standards for permitted activities under part 3 Does not meet the requirements for a permitted activity	does not comply
15.1.6C.1.1 private accessway in all zones a) complies with appendix 3B-1 under part 4 b) gradient no steeper than 1:8 for a distance 5m in from road boundary c) access may serve 8 household unit equivalent d) public road if subdivision serving more than 9 sites e) access not permitted on certain listed sites under rule	a) new access to the ambulance bay/garage meets the standards under appendix 3B b) other than a slight gradient to manage stormwater runoff, the new access to York St, is essentially flat. c) not applicable d) not applicable e) not applicable	complies
15.1.6C.1.2 accessways in urban zones Private accessway no less than 3m wide and 4m head clearance i) where private accessway serves no more than 4 residential units ii) visibility is not restricted iii) access less than 60m long	Access meets 3m min width and 4m head clearance requirement	complies
15.1.6C.1.3 passing bays a) where required are to be at least 15m long and provide min useable width of 5.5m b)	Not applicable	
15.1.6C.1.4 access over footpaths Following restrictions apply to crossings over footpaths a) no more than 2 crossings per site b) maximum width 6m	No footpaths present at existing crossing to York St. Not applicable	

clause	comment	complies /does not comply
15.1.6C.1.5 vehicle crossing standards in rural and coastal zones a) constructed in accordance with Council engineering standards and guidelines b) crossing splays to be surfaced with impermeable surfacing for the first 5m c) where serving 2 or more properties be extended to 6m wide for 6m in from edge of carriageway	a) crossing width will be extended in accordance with engineering standards b) crossing splays will be surfaced with impermeable surfacing for the first 5m c) driveway only serves 1 property	complies
15.1.6C.1.7 general access standards a) provision made for turning on site unless less than 4 spaces served by access b) bends and corners to be constructed to allow the passage of heavy vehicles c) any access where legal width exceeds formation requirements shall have surplus areas grassed d) stormwater run off to be directed to grass swales and/or be managed in a way that reduces runoff and contaminant loads		complies
15.1.6C.1.8 frontage to existing roads a) road widening provision to be incorporated where access to existing road network	Applies to subdivisions Not applicable	
15.1.6C.1.9 new roads New public roads to Council Engineering Standards	No new road proposed Not applicable	
15.1.6C.1.10 service lanes, cycle and pedestrian access a) Service lanes and pedestrian access to be laid out and vested in accordance with the Council Engineering Standards b) all access reserved for pedestrians only shall be formed and concreted to Council satisfaction	No service lanes or cycle lanes Not applicable	

clause	comment	complies /does not comply
15.1.6C.1.11 road designations Any road frontage shown on planning maps that is subject to road widening shall make provision for road widening until formal acquisition of land parcels	Not applicable	

proposed far north district plan
transport
all sites and zones

clause	comment	complies /does not comply
TRAN-02 transport network designed to minimise adverse effects on historical cultural and natural values	existing mix of street and modest off street parking	
TRAN-04 parking loading and access provisions support the needs of the land use and ensure safe and efficient operation for users	See below	
TRAN-05 The safe and efficient movement of cycle, vehicular and pedestrian traffic that also meets the needs of persons with a disability or limited mobility	general arrangement to remain the same	
TRAN-06 the transport network is resilient to the future effects of climate change and supports urban environments designed to reduce emissions	Shuttle service provision	
TRAN-R1 permitted activity parking Parking is a permitted activity in all zones where PER-1 parking and loading spaces are provided on-site PER-2 stacked parking allowed if associated with a specific residential unit PER-3 parking spaces are permanently marked or delineated PER-4 parking and loading space provision is in accordance with TRAN-S1	parking is provided on site no stacked parking provided parking is marked activity status restricted discretionary as not achieved on PER-4. Not possible to add more on site parking without compromising landscaped area	does not comply

clause	comment	complies /does not comply
TRAN-R2 permitted activity vehicle crossings Vehicle crossings are a permitted activity in all zones where PER-3 the vehicle crossing is not off a state highway or off a road classified as arterial or higher PER-4 any unused crossings are reinstated to match the exiting kerblane PER-6 vehicle crossings and access comply with the standards: TRAN-S2 and TRAN-S3	<p>Not off a state highway or arterial rd</p> <p>No unused crossings – existing crossing to be enlarged</p> <p>Crossings comply with standards</p>	<p>complies</p> <p>complies</p>
TRAN-R5 trip generation The use or development is no greater than the thresholds under TRAN-Table 11- Trip Generation		complies
TRAN-S1 requirements for parking 1] Minimum number of carparks in all zones in accordance with TRAN-Table 1 Except that no additional parking is required where the nature of an activity changes that does not involve increased floor area or residential activity	<p>1] From TRAN-Table 1 healthcare activity 1 per 20sqm gfa = $335/20 = 17$ carparks plus one bicycle space per 15 employees = 1</p> <p>St Johns office and commercial 1 per 40sqm GBA = $280/40 = 7$ carparks plus 1 bicycle space per 15 employees = 1</p> <p>emergency facility 1 per on-site employee = 1</p> <p>St John visitor accommodation – 1 per 2 persons accommodated = 2 plus one bicycle space per 15 employees = 1</p> <p>tennis court facility – existing approved with no on-site carparking or bicycle facilities'</p> <p>playcentre – existing approved with no on-site carparking or bicycle facilities'</p> <p>Total 24 carparks required 13 carparks only provided Standard not met</p> <p>Total 4 bicycle parks provided Standard met</p>	<p>does not comply</p> <p>complies</p>

clause	comment	complies /does not comply
TRAN-S1 requirements for parking [cont] <p>2] where on site parking is provided in 1] above additional accessible carparking spaces are provided in accordance with TRAN-Table 2</p> <p>3]Loading spaces are required in accordance with TRAN-Table 3</p> <p>4] End of Trip facilities are provided for staff use in accordance with TRAN-Table 4</p> <p>5] All on-site parking and maneuvering areas are provided in accordance with TRAN-Table 5</p>	<p>2] From TRAN-Table 2 number of accessible parking spaces required for 20-51 car requirement = 2 Standard met</p> <p>3] From TRAN-Table 3 Loading spaces required 2 per GFA between 500-5000sqm = 2 2 provided</p> <p>4] From TRAN-Table 4 End of trip facilities for commercial service activities between 500-2500sqm = 1 Standard met</p> <p>5] From TRAN-Table 5 on-site parking and maneuvering areas meet the standard</p>	<p>complies</p> <p>complies</p> <p>complies</p> <p>complies</p>
TRAN-S2 requirements for vehicle crossings <p>1] Maximum number of crossings per site in accordance with TRAN-Table 6</p> <p>2] new vehicle crossings located more than 8m away from a pedestrian crossing</p> <p>3] where the site has frontage to more than one road the vehicle crossing should be prioritized to the road with the lower classification</p> <p>4] new vehicle crossings to meet the minimum distance to intersection requirements in accordance with TRAN-Table 7</p> <p>5] new vehicle crossings to meet the minimum sight distance requirements in accordance with TRAN-Table 8</p>	<p>1] From TRAN-Table 6 New crossing to ambulance garage off secondary collector rd York St with frontage of 28m = 1 Standard met</p> <p>2] no dedicated pedestrian crossings within 8m of new crossing</p> <p>3] existing crossing at Church St for access to carpark on a separate land title and zoning to New crossing for ambulance access to York St</p> <p>4] From TRAN-Table 7 Closest intersection to new crossing is 45m at 50KM/hr. Standard Met</p>	<p>complies</p>

section 4

matters of discretion – summary

heritage

The Strand Heritage precinct contains a mix of small scale and large scale residential and commercial structures and the design aim is to work-in with, and complement the existing street context. Proposed additions are minor, compared to the bulk of the existing building and the overall change will be largely unnoticeable.

The new ambulance bay/garage is a simple gable roof format, and is separated from the main building bulk, to add character to the Strand streetscape, and the Heritage precinct.

While landscaping is not typical to the town streetscape, there are existing small pockets of planting that the proposal mimics, around the landscaped entry to the St Johns part of the complex.

The existing landscaped reserve buffer to the neighbouring residential sites remains, although part of this area is used for the new ambulance bay/garage.

It is expected that soil disturbance will involve more than 2 cubic metres over an area of 5 square metres, but within 200 cubic metres in total. While the site is not a designated archaeological site based on its history, it is important to be cognisant of the possibility of buried artifacts, and proposed structures are constructed on piles, to avoid extensive disturbance of the soil.

Accidental Discovery Protocol is deemed appropriate for this site, as this has been applied on other parts of the site previously.

New additions will match the existing building exterior colour scheme, for consistency, and while it hasn't been confirmed that the existing scheme is to scheduled BS5252 colours, it is suspected that this is the case.

The closest scheduled resource, a flame tree, is more than 20m away from the proposed additions, on an adjacent site. Identifying this resource has been difficult, as it appears that it may have been removed.

noise

Controlling noise for sleeping occupants, in the context of an urban environment, is important, however, measurements relate to the amount of background noise, in that environment.

The site is bounded on three sides, including across two road frontages, with sites in the Russell Township zone, which is predominantly residential use. Adjacent commercial operations operate within normal working day hours, with the exception of the Duke of Marlborough Hotel, and their Gym, which do not generate high noise levels, on York St.

Given the context it is unlikely that noise will be an issue, however, an acoustics engineer will be engaged during building design to prescribe materials and details to ensure standards will be met, in an acoustics report

building height

The 5m maximum building height is inconsistent with proposed and operative zoning rules applicable to these sites, and the predominant existing streetscape, where building scale is the most important driver. The proposed 8.5m height is more appropriate in this situation.

coastal and river flood hazard

The title for site 3 has been recently tagged with an inundation hazard notice, under section 72 of the Resource Management Act 1991. This is related to flood hazard overlays in the proposed District Plan.

The hazard is mitigated by floor level control, under the Plan, and this level is approximately the floor level of the existing St Johns/Medical Centre building, with the exception of the current ambulance bay/garage, which is on grade, and 1m below the building floor level.

The new ambulance bay/garage is the opportunity to construct a new building, that conforms to the floor level, and material durability requirements in response to the inundation hazard.

The new accommodation over the ambulance bay/garage, elevates the floor level for this vulnerable activity, well above the inundation risk.

The existing building, and proposed alterations, have no choice but to stay with the existing floor levels.

A site suitability report has been prepared by RS Engineering, that specifically deals with the inundation risk.

transportation

Existing carpark access is off Church St and remains unchanged, in general layout.

Parking is currently provided for 12 cars under previous resource consent, including 1 accessible, and 2 undercover parks in the shuttle garage.

The proposed addition of more floor space, mainly in the Medical Centre, requires that carparking, and traffic intensity, needs to be reassessed.

Note that the proposed relocation of the St Johns ambulance bay/garage to York St does not alter parking requirements for relocation of the same use, and safety benefits of moving the ambulance access out of the carparking aisle, have been considered.

The new ambulance bay/garage park is considered a loading bay, and there is an additional carparking space provided adjacent to the ambulance.

A shortfall of 12 on site carpark spaces, with 4 bicycle parks provided [in lieu of 2 carparks] exists with the proposed plan, in accordance with planning rules.

To increase parking provision on site, would come at the expense of the public landscaped reserve amenity, and off site options are likely to be favoured by the public.

To mitigate the shortfall, there is the St John's medical shuttles, housed on site, to transport patients that cannot drive, to and from the facility.

There are also 4 dedicated, marked carparks outside the St Johns facility on York St.

Adjacent to these carparks there is 60 minute duration angled public parking available.

As Russell township is small, there are numerous other parking options, all within 5min walk.

appendix a – land titles



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA61/226**
Land Registration District **North Auckland**
Date Issued 14 October 1891

Prior References

DI 4A.112 WA 767

Estate	Fee Simple
Area	2023 square metres more or less
Legal Description	Lot 2A Section 6 Town of Russell
Purpose	Local Purpose Reserve (site for community activities)

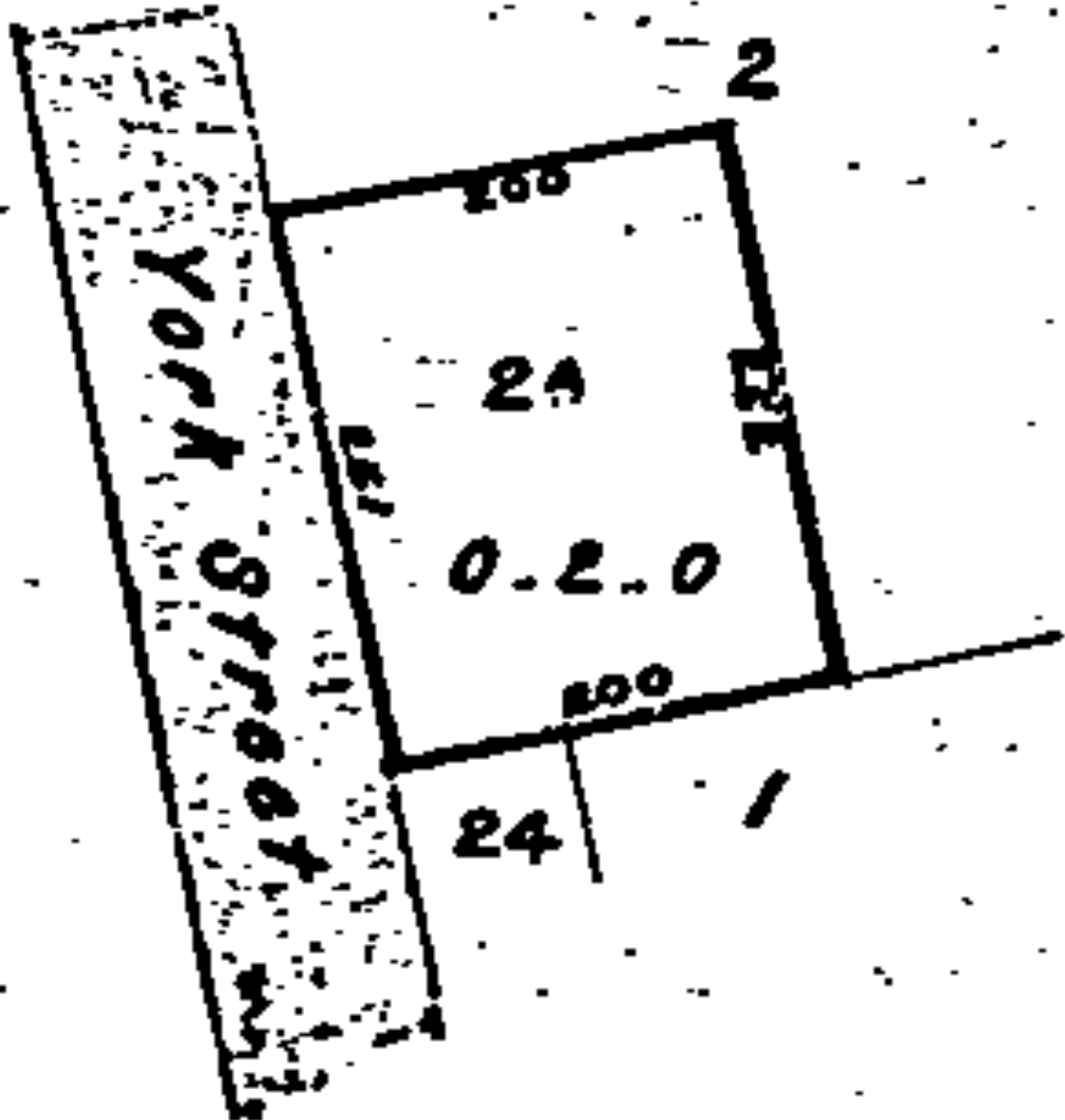
Registered Owners

Her Majesty the Queen

Interests

SUBJECT TO THE RESERVES ACT 1977

12767845.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as
(a) natural hazard(s) - 27.6.2023 at 7:00 am





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA318/66**
Land Registration District **North Auckland**
Date Issued 07 December 1920

Prior References
NA113/88

Estate Fee Simple
Area 1464 square metres more or less
Legal Description Lot 5-6 Deposited Plan 7147
Registered Owners
Russell Town Board

Interests

SUBJECT TO THE RESERVES ACT 1977

B347171.2 Gazette Notice (N.Z. Gazette, 30.8.1984, p 3528) classifying (i) Lot 5 DP 7147 as a Recreation Reserve and (ii) Lot 6 DP 7147 as a Local Purpose Reserve (site for playcentre) - 7.11.1984 at 1.46 pm

14

Church St

St

2503

142-20

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0-1-17-9

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



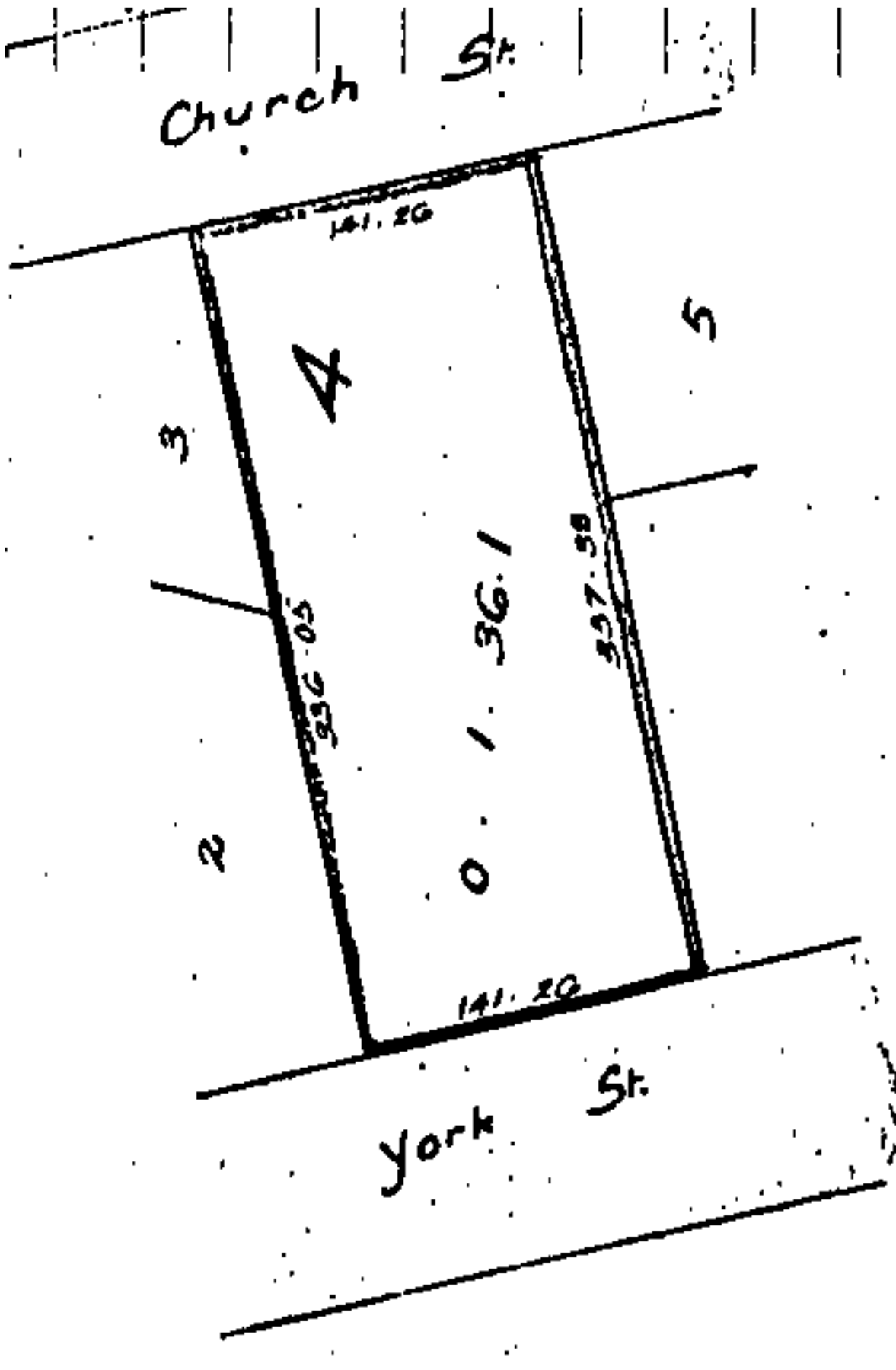

R.W. Muir
Registrar-General
of Land

Identifier **NA429/241**
Land Registration District **North Auckland**
Date Issued 04 March 1926

Prior References
NA113/88

Estate Fee Simple
Area 1925 square metres more or less
Legal Description Lot 4 Deposited Plan 7147
Purpose Recreation reserve
Registered Owners
Her Majesty the Queen

Interests
SUBJECT TO THE RESERVES ACT 1977



appendix b – lease documents

VARIATION OF LEASE

The Far North District Council (the Lessor) and the Order of St John, Northern Regional Trust Board (the Lessee) are parties to a lease dated 1 May 1999 and to a renewal and variation of that lease dated 16 July 2020.

Background

St John currently park their shuttle in a lightweight carport located in the adjoining carpark (Lot 5 DP 7147 local purpose reserve). The carport is no longer suitable for St John's requirements and is to be demolished.


Underground utilities i.e. sewer, wastewater pipework and holding tanks, run through the parking area and prevent the new double garage from being built in the same location as the redundant carport.

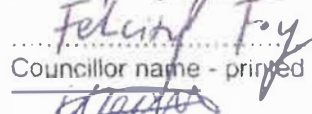
The new double garage shall be sited mainly in the carpark, on the opposite side to the old carport, with a small encroachment into the adjoining reserve (Lot 4 DP 7147), shown on plan marked "Shuttle garage location".


The Lessor and Lessee have agreed to vary the lease to include the footprint of the double garage in the leased areas of Lot 4 and 5 DP 7147.


Dated this 9 day of August 2021

Signed for and on behalf of the
FAR NORTH DISTRICT COUNCIL

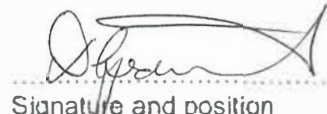

Councillor signature


Councillor name - printed


Councillor signature


Councillor name - printed

Signed for and on behalf of the
Order of St John, Northern Regional Trust:
pursuant to delegated authority


Signature and position

DEBORAH SHIRLEY GOLDIE
Print name

TRUSTEE

in the presence of:


Witness signature, re

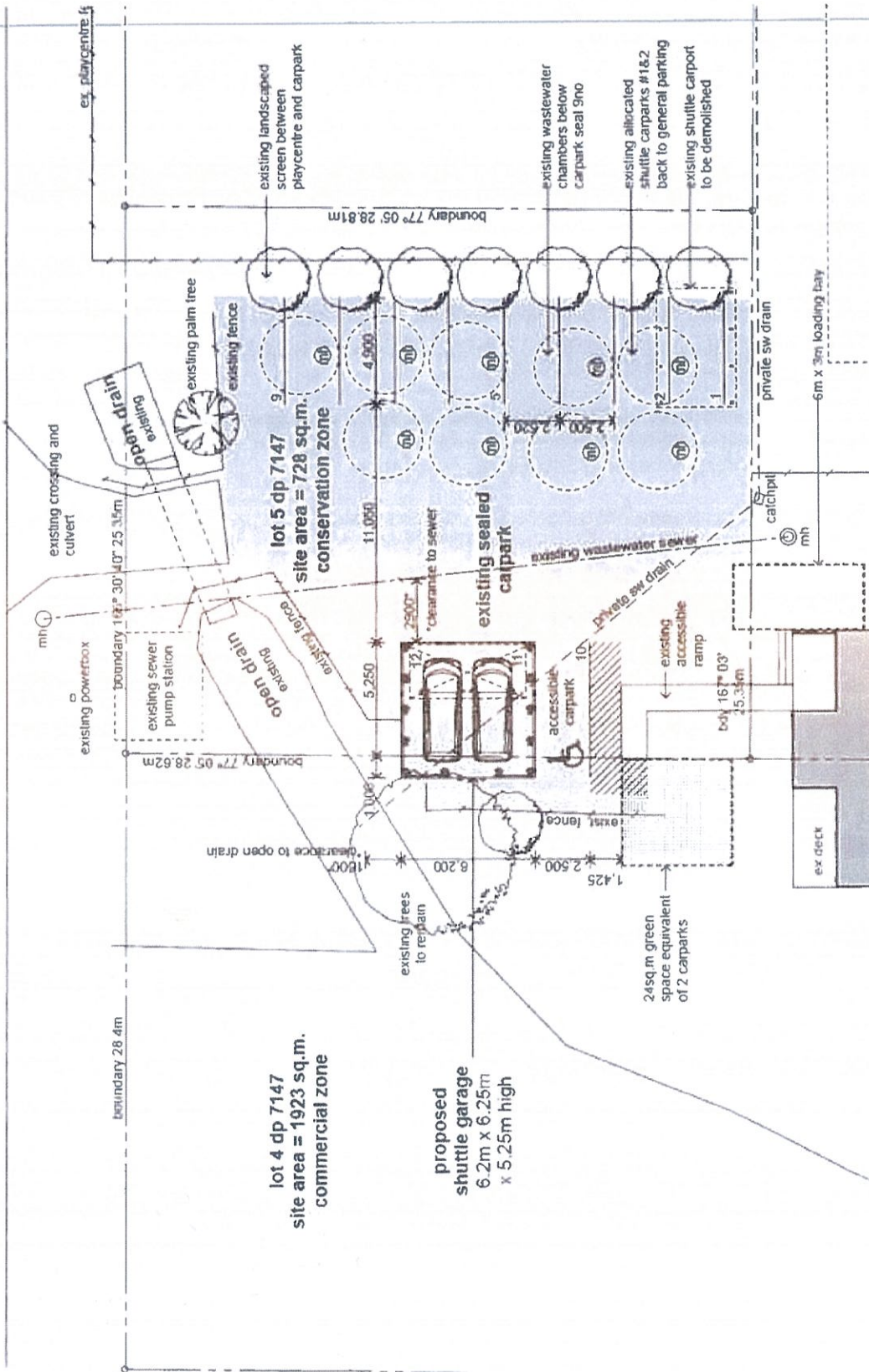
Occupation

PROPERTY CO-ORDINATOR.

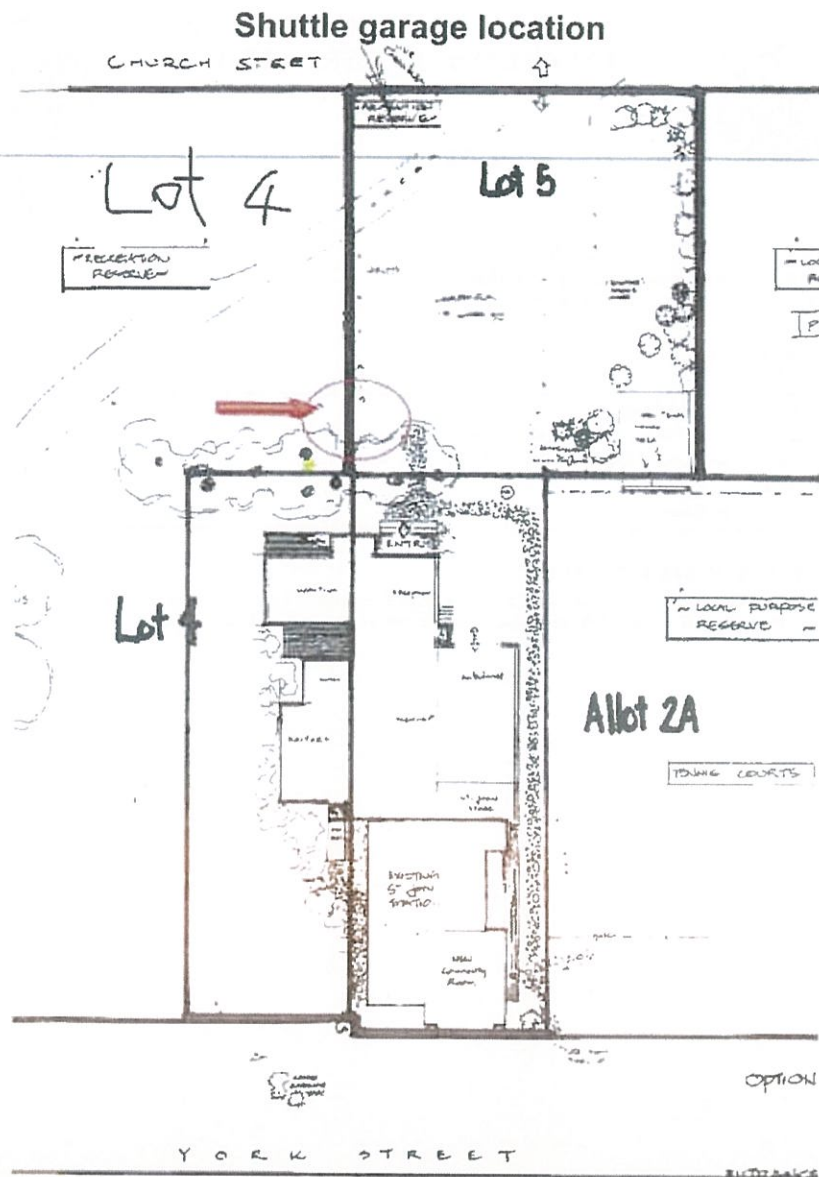
Address of John National Headquarters.
604 Great South Rd

Ellerslie.
Auckland.

Shuttle garage location



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DP 7147
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77



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7. Dy
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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NA318/66
Land Registration District North Auckland
Date Issued 07 December 1920

Prior References
NA113/88

Estate Fee Simple
Area 1464 square metres more or less
Legal Description Lot 5-6 Deposited Plan 7147

Proprietors
The Russell Town Board

Interests

SUBJECT TO THE RESERVES ACT 1977

B347171 2 Gazette Notice (N.Z. Gazette, 30.8.1984, p 3528) classifying (i) Lot 5 DP 7147 as a Recreation Reserve and (ii) Lot 6 DP 7147 as a Local Purpose Reserve (site for playcentre) - 7.11.1984 at 1.46 pm

Transaction Id 55172594
Client Reference mskbridge002

Search Copy Dated 28/09/18 1:33 pm, Page 1 of 1
Register Only

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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier **NA429/241**
Land Registration District **North Auckland**
Date Issued **04 March 1926**

Prior References
NA113/88

Estate	Fee Simple
Area	1925 square metres more or less
Legal Description	Lot 4 Deposited Plan 7147
Purpose	Recreation reserve
Proprietors	
Her Majesty the Queen	

Interests
SUBJECT TO THE RESERVES ACT 1977

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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R W Muir
Registrar-General
of Land

Identifier NA61/226
Land Registration District North Auckland
Date Issued 14 October 1891

Prior References
DI 4A.112 WA 767

Estate Fee Simple
Area 2023 square metres more or less
Legal Description Lot 2A Section 6 Town of Russell
Purpose Local Purpose Reserve (site for community activities)

Proprietors
Her Majesty the Queen

Interests
SUBJECT TO THE RESERVES ACT 1977

Transaction Id 55172325
Client Reference mitchbridge007

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Land Notices

13
MAY
1999

Tags

Reserves Act

Reserves Districts

Notice Number
1999-In3515

Page Number
1302

Change of Classification of Part of a Reserve Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Northland Conservator, Department of Conservation, hereby changes the classification of that part of the reserve described in the Schedule hereto, from a recreation reserve to a local purpose (community activity) reserve, subject to the provisions of the said Act. Schedule North Auckland Land District Far North District 1925 square metres, more or less, being Lot 4, D.P. 7147, situated in Block I, Russell Survey District Part New Zealand Gazette, 1984, page 3528 728 square metres, more or less, being Lot 5, D.P. 7147, situated in Block I, Russell Survey District Part New Zealand Gazette, 1984, page 3528 Dated at Whangarei this 4th day of May 1999 G E ROWAN, Northland Conservator (DOX File LLP 314)2

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Dy
RS
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CERTIFICATE OF CORRECTNESS

I HEREBY CERTIFY THAT THE Variation of Lease, between The Order of St John Northern Regional Trust Board and Far North District Council HAS BEEN CHECKED BY Kaye Lethbridge AND IS IN ORDER FOR SIGNING BY two Councilors.

- This variation records the location of a new garage, owned and maintained by the Lessee, to be built over Lots 4 and 5 DP 4176.

Carla Ditchfield-Hunia
Legal Services Manager

28 April 2021
Date

The attached electronic document is approved for signing by two Councilors.
Please initial each page.

Andy Finch
General Manager – Infrastructure and Asset Management

Date 29 April 2021

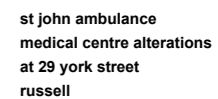
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appendix c – proposed plans



date june 2025	
project number	drawing number

SK10

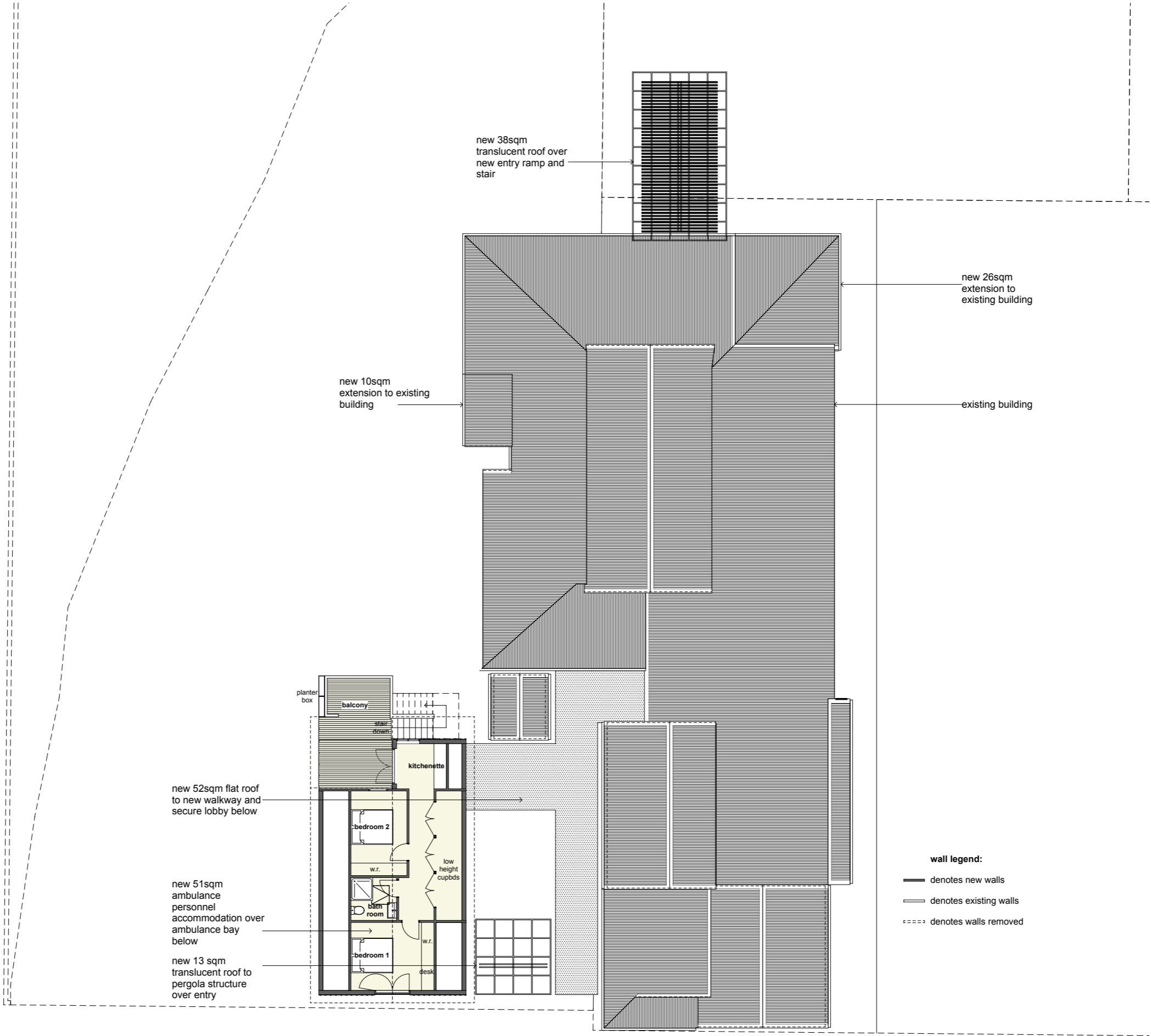
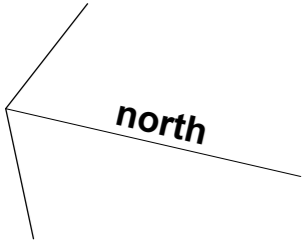


ground floor plan

scale A1 1:100 A3 1:200

date june 2025	
project number	drawing number

223-001 SK11



st john ambulance
medical centre alterations
at 29 york street
russell

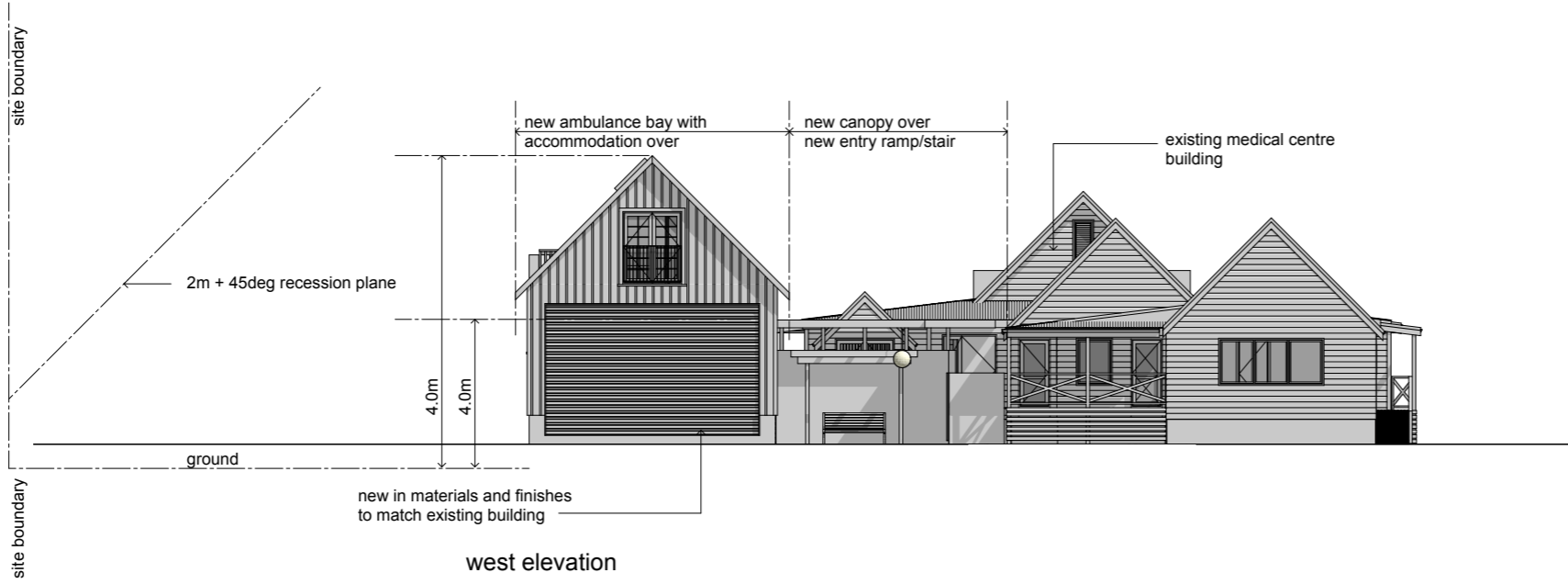
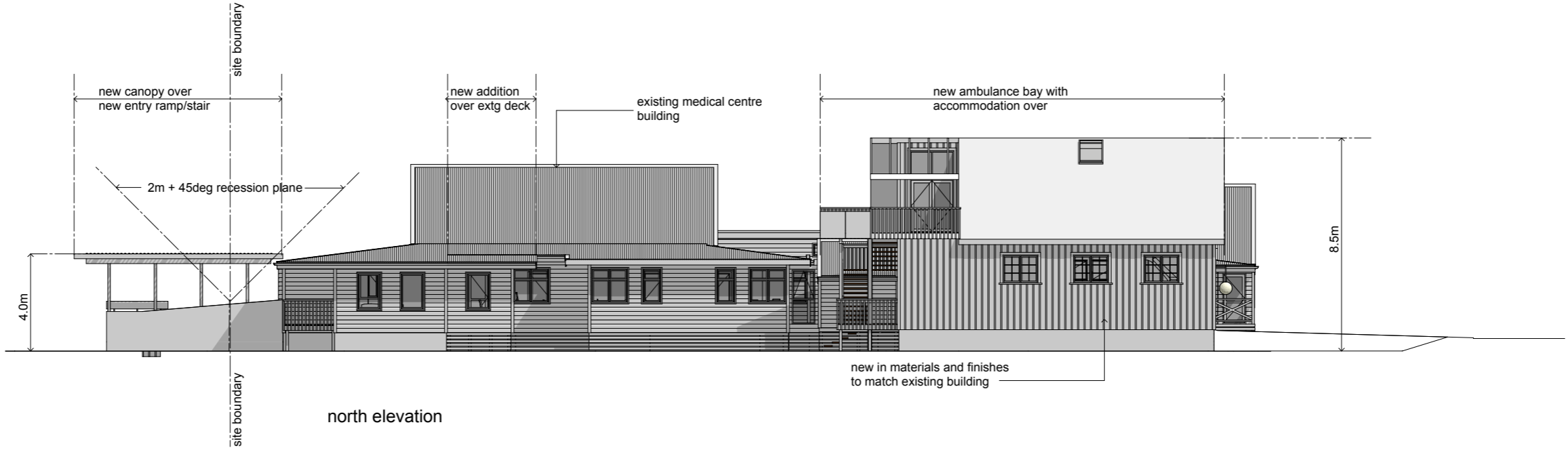
upper floor plan

scale A1 1:100 A3 1:200

date june 2025

project number drawing number

223-001 SK12



st john ambulance
medical centre alterations
at 29 york street
russell

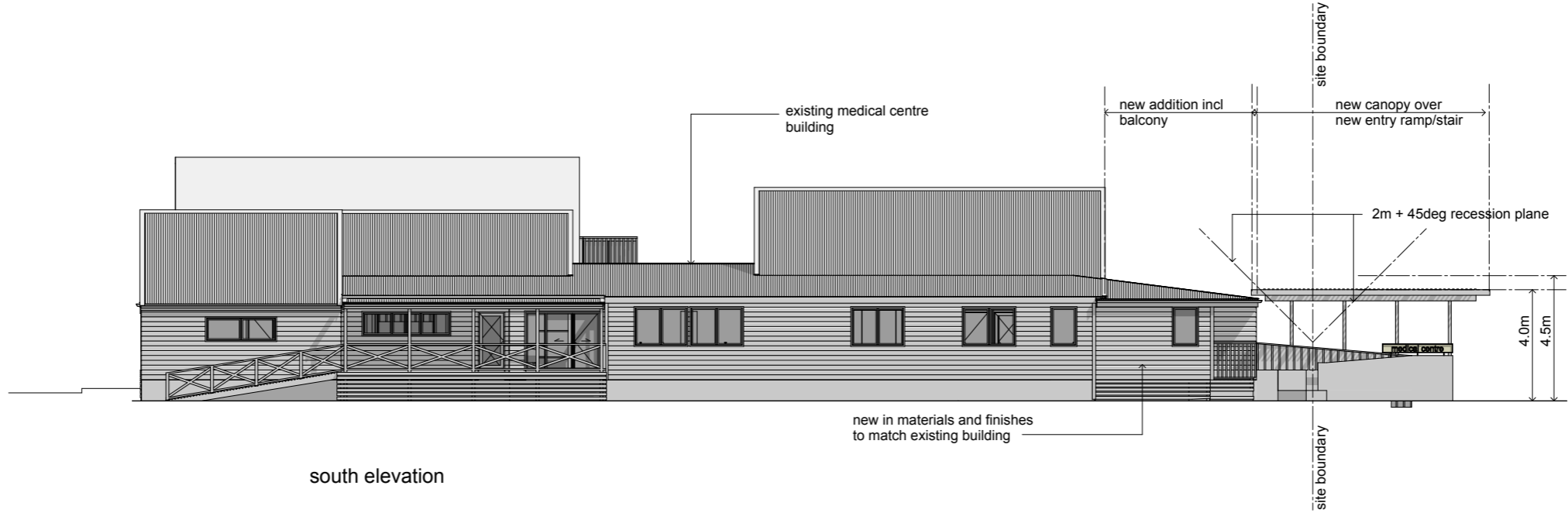
north and west elevation

scale A1 1:100 A3 1:200

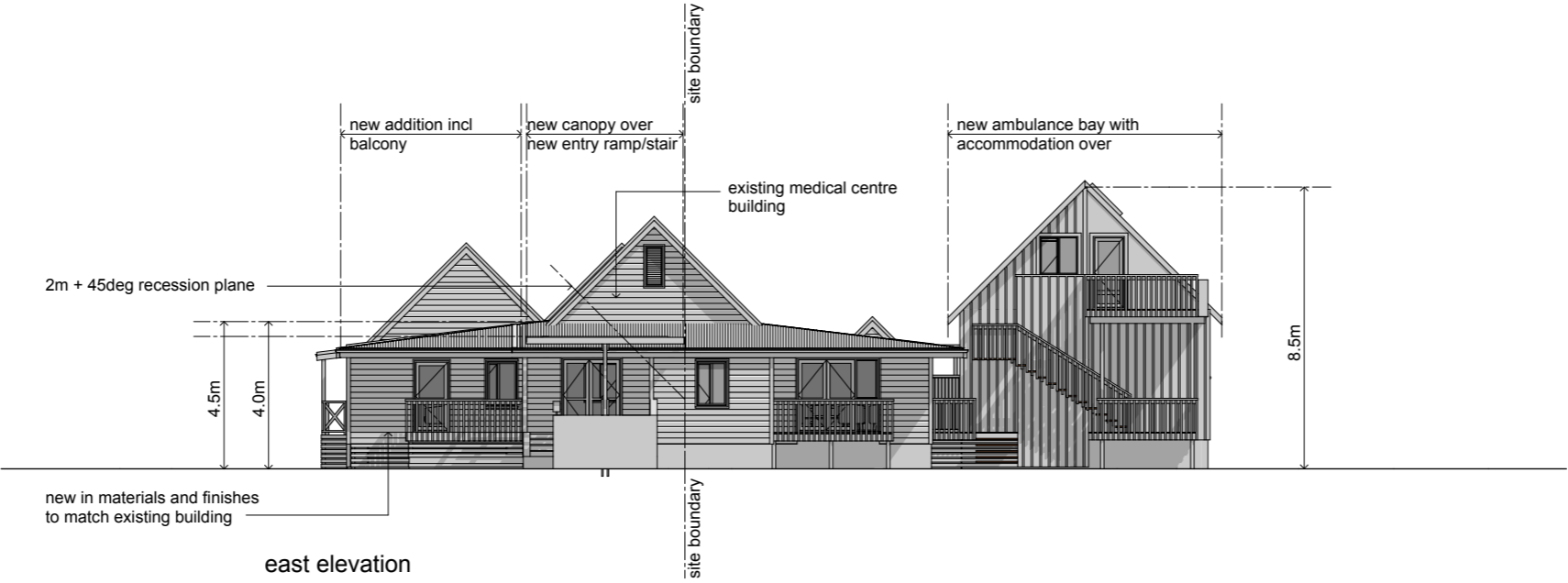
date june 2025

project number drawing number

223-001 SK13



south elevation



east elevation

st john ambulance
medical centre alterations
at 29 york street
russell

south and east elevation



SUITABILITY REPORT

29 York Street

Russell

(Lot 4 DP 7147)

SUITABILITY REPORT

29 York Street

Russell

(Lot 4 DP 7147)

Report prepared for: Hato Hone St John Russell Area Committee

Report reference: 19630

Date: 17 July 2025

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
17/07/2025	1	Building Consent Issue	R Beasley	D Platt	M Jacobson



association of
consulting and
engineering

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Appendices

A	Drawings
B	Subsurface Investigations
C	HecRas Results
D	Liquefaction Analysis

File: 19630
17 July 2025
Revision: 1

SUITABILITY REPORT

29 York Street, Russell

(Lot 4 DP 7147)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Hato Hone St John Russell Area Committee to investigate the suitability of Lot 4 DP 7147 for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations and assess the flood hazard, and investigate any effects.

The client proposes to construct a new ambulance bay with upstairs apartment adjacent to the existing medical facility.

2.0 Site Description

This 0.1925ha property is accessed east off York Street, some 65m south of the intersection with Wellington Street. The property consists of gentle slopes, generally falling towards the centre of the property. Ground coverage over the property consists of mown lawn, gardens/trees and part of the existing medical centre.



Figure 1: Lot 4 DP 7147.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology of The Whangarei Area – Edbrooke & Brook – 2009.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Tauranga Group, which has been described as follows: *“Partly consolidated mud, sand, gravel and peat or lignite of alluvial, colluvial, lacustrine, swamp and estuarine origins.”*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically three images, from 1951, 1971 and 1981. See Figure 2 below of the 1951 image. Several notable features were observed, listed below.

- No signs of soil creep or deep-seated slope instability were observed in the imagery.
- The ground coverage at the property consisted of a tennis court, from 1951-1971. The proposed building area remained undeveloped until between 1971-1981 when the existing medical centre was constructed.



Figure 2: 1951 Aerial Image (Source: www.retrolens.nz) (yellow marker indicates proposed building site).

3.4 Natural Hazards

The NRC have also mapped the property within a coastal flood hazard zone and river flood hazard zone. The site is also underlain by soils potentially prone to seismic induced liquefaction.

4.0 Field Investigation

A Technician and Geologist from this office visited the property on 27 May 2025 to undertake a walkover inspection, two Scala Penetrometer tests and three hand augers. GeoCivil visited the property on 6 June 2025 to undertake two Cone Penetrometer Tests (CPT's).

The walkover inspection did not observe any signs of concern at the building site in relation to the proposal.

The hand augers were dug to a maximum depth of 1.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

The Scala Penetrometer tests were performed to a maximum depth of 2.6mBGL, with results ranging between 1 blow/100mm to 17 blows/100mm. CPT's were conducted to a maximum investigated depth of 17.1mBGL.

5.0 Subsoil Conditions

Interpretation of the subsurface conditions is based on the investigations shown on the drawings in Appendix A. The conditions are summarised below.

- Topsoil was encountered to a maximum depth of 0.3mBGL.
- Fill was encountered to a maximum depth of 0.45mBGL, consisting of stiff clayey gravelly silts.
- Shoreline deposits were encountered to a maximum depth of 1.0mBGL, consisting of firm to stiff silty clays and saturated sandy gravels. In-situ Undrained Shear Strengths ranged between 101kPa to 137kPa.
- Underlying these shoreline deposits, soft alluvial/marine clays were inferred to a depth of 12-14mBGL.
- Weathered greywacke rock is inferred from depths below 13-14mBGL.
- Groundwater was encountered at 0.7mBGL and groundwater inflow was encountered at 0.6mBGL and 0.7mBGL.

6.0 Geotechnical Assessment

6.1 Slope Stability

The property is gently sloping ($>5^\circ$) generally falling towards the centre of the property. A watercourse cuts across the eastern boundary to the northern boundary forming a large trench feature. The property is underlain with early Pleistocene alluvial deposits of the Tauranga Group. Given the near level building area, the risk of slope instability to the proposed building works is assessed to be low.

6.2 Static Settlement

Soft to firm clays and silts were encountered during the investigation to a depth of 12-14mBGL. The clays are assessed as being lightly over-consolidated. The clays are likely at risk of settlement under imposed loads (fills + building loads). RS Eng have undertaken an assessment of the potential settlement at the building site under future building loads.

Estimated settlements using 1D linear settlement methodology suggests potential settlements in the order of 20mm-30mm/10kPa of applied load. Given the potential settlements, specifically designed foundations shall be required, further foundation recommendations have been made in Section 8.3.

6.3 Liquefaction

Sand, sandy gravels and sandy silts are potentially at risk of liquefaction induced by earthquake ground shaking. Soils potentially prone to liquefaction are generally classified by a normalised soil behaviours index (I_c) less than 2.6, assessed using the CPT.

The following values of peak ground acceleration and magnitude are based on MBIE Geotechnical Engineering Module 1, November 2021.

In accordance with MBIE Geotechnical Engineering Module 3, using the software package, CLiq V.3 analysis was undertaken to assess the potential of earthquake induced liquefaction settlement using Boulanger and Idriss (2014). The analysis was limited to a depth of 14.0m, where the greywacke rock has been inferred.

Table 1 present the results for all possible return periods based on MBIE Module 1, which can be adopted depending on the building's Importance Level and resultant design criteria as per AS/NZS 1170.

Table 1: Liquefaction Analysis/Results

Return Period	PGA	M _w	Liquefaction Potential (LPI)	Liquefaction Severity (LSN)	Free Field Settlement
2500-Year	0.24g	5.8	10-17 (High Risk)	45-57 (Major/Severe)	14-23cm
	(0.19g)	(6.5)	7-14 (High Risk)	42-53 (Major/Severe)	13-22cm
1000-Year	0.17g	5.8	4-10 (High Risk)	38-40 (Major)	11-21cm
	(0.19g)	(6.5)	7-14 (High Risk)	42-53 (Major/Severe)	13-22cm
500-Year	0.19g	6.5	7-14 (High Risk)	42-53 (Major/Severe)	13-22cm
250-Year	0.10	5.8	<1 (Low Risk)	2-7 (Little to None)	1-4cm
100-Year	0.07	5.8	0 (Low Risk)	<1 (None)	<1cm
50-Year	0.05	5.8	0 (Low Risk)	<1 (None)	<1cm
25-Year	0.03	5.8	0 (Low Risk)	0 (None)	0cm

6.4 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on the characteristics of the subsoils encountered during the investigations, RS Eng considers the soils as being Class M (Moderately Expansive) as per AS 2870.

7.0 Flood Susceptibility Assessment

The Northland Regional Council have designated this property as being flood susceptible within the 100yr+CC river flooding event and the 50yr, 100yr and 100yr + rapid sea level rise coastal storm events. To assess the flood hazard and effects of the proposed works in the flood zone, detailed modelling has been undertaken.

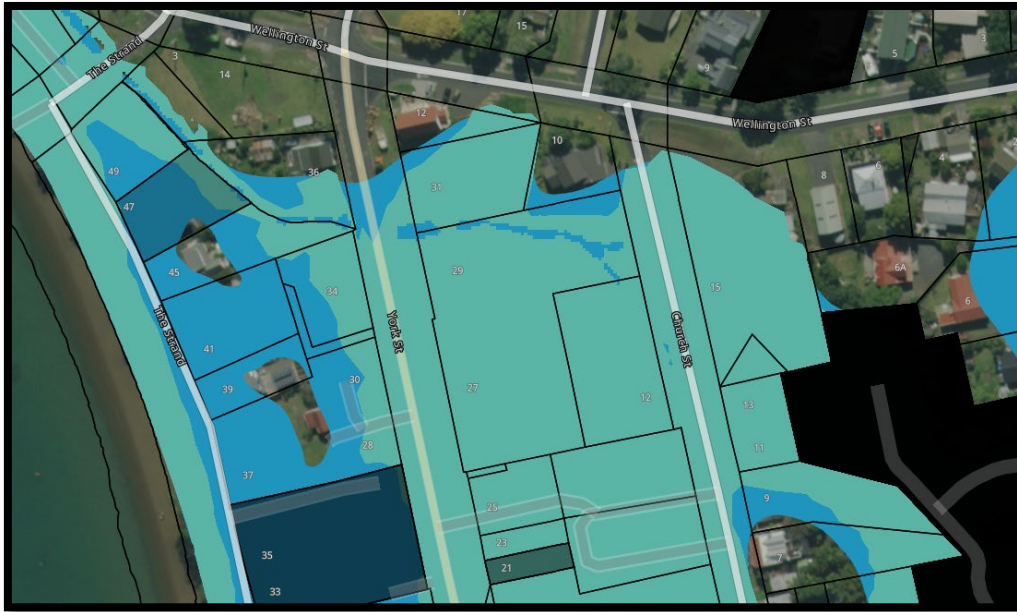


Figure 3: NRC Flood Mapping (Blue; 100yr River Flood extents)
(Green 100yr+100yrSLR Coastal flood extents)

7.1 Modelling

To assess the flood hazard, RS Eng have undertaken detailed modelling. The modelling was completed using Hec-Ras V6.6 2D, a rain on grid approach. The soils have been taken as Class D, for Alluvium with a CN value of 86 adopted to represent the residential development within the catchment. The existing culverts beneath York Street have not been included in the model to conservatively assume they are blocked during the design event. Fixed tail water elevations were determined from Tonkin and Taylors detailed assessment of coastal flood risk which is presented in the report entitled *“Coastal Flood Hazard Zones for Selected Northland Sites, Final Report”* dated March 2021.

To assess the 1%AEP+CC flood level, a fixed tail water of 2.2m NZVD at Kororāreka Bay was used, based on extreme static inundation during a 50yr event plus 50yrs of sea level rise. A 2%AEP+CC model was also completed, however as further detailed, the site is governed by ponding and the lesser storm event had little change in results. Therefore, the 1%AEP+CC model has been detailed within this report.

Post-development modelling includes a modified raised ramp/crossing and raised building area. Table 2 below provides a summary of the modelling.

Table 2: Hec-Ras Model Summary.

Model Type	Direct rainfall on grid
Rainfall Distribution	Type 1A 24hr – 15 min intervals
Rainfall Depth	299mm 1% AEP+CC (HIRDS V4 +20%)
CN Value (MPD)	86
Terrain Model	Pre-Dev – 2018 NRC LiDAR Post Dev – 2018 NRC LiDAR + Modified enclosed building and raised crossing/ramp off roadside.
Boundary outlet	2.2m (1%AEP+CC) NZVD at Kororāreka Bay.
Mannings	Blanket 0.06
Equation Set	SWE-ELM
Computation Interval	3s
Modelled grid	5m, refined to 1m adjacent to the area in question.

Figure 4 below provides the pre-development depth and extent during a 1% AEP+CC event. Typically flood depths and velocities during the 1% AEP+CC event at the building site are less than 1.3m and 0.5m/s.

The flood elevation for the 1%AEP+CC event is assessed as 3.1mNZVD. Based on the aforementioned report, the flood level for the 100 year coastal flood and 100 years of sea level rise is 2.9mNZVD. Therefore, river flooding is assessed to govern for this property.

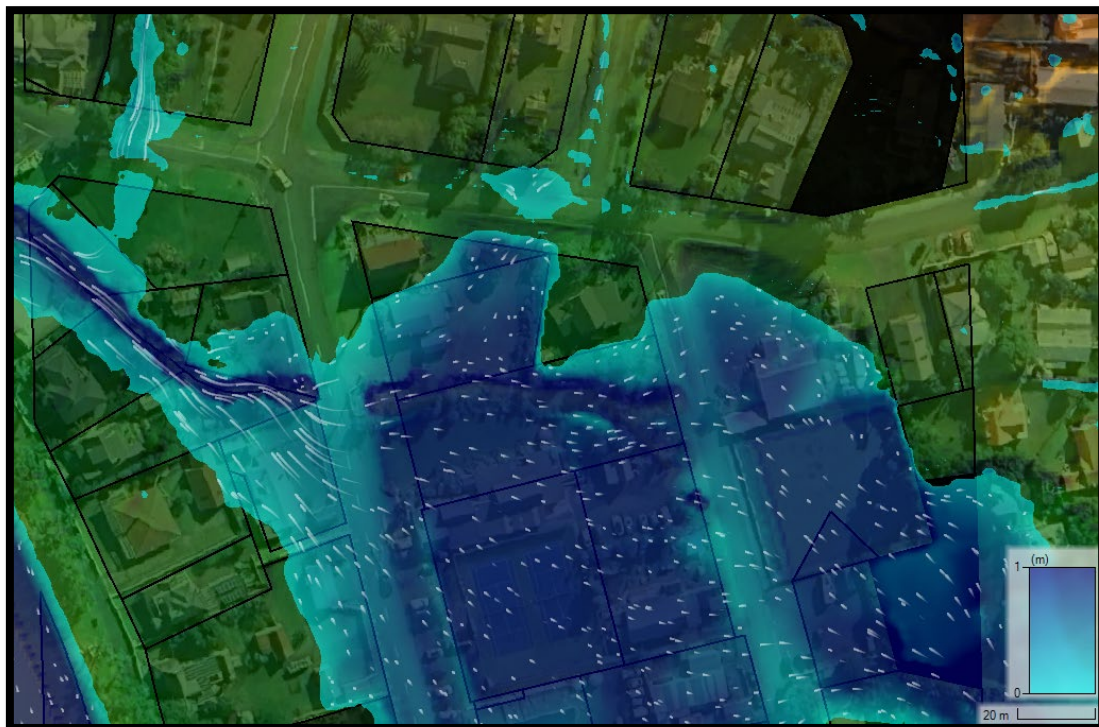


Figure 4: 1%AEP+CC extents pre-development (Depth extent shown >0.05m).

7.2 Post-development Adverse Effects

Figure 5 below provides the post-development depth and extent during a 1% AEP+CC flood event. The post-development model demonstrates the proposed building area is elevated above the 1%AEP+CC flood level.

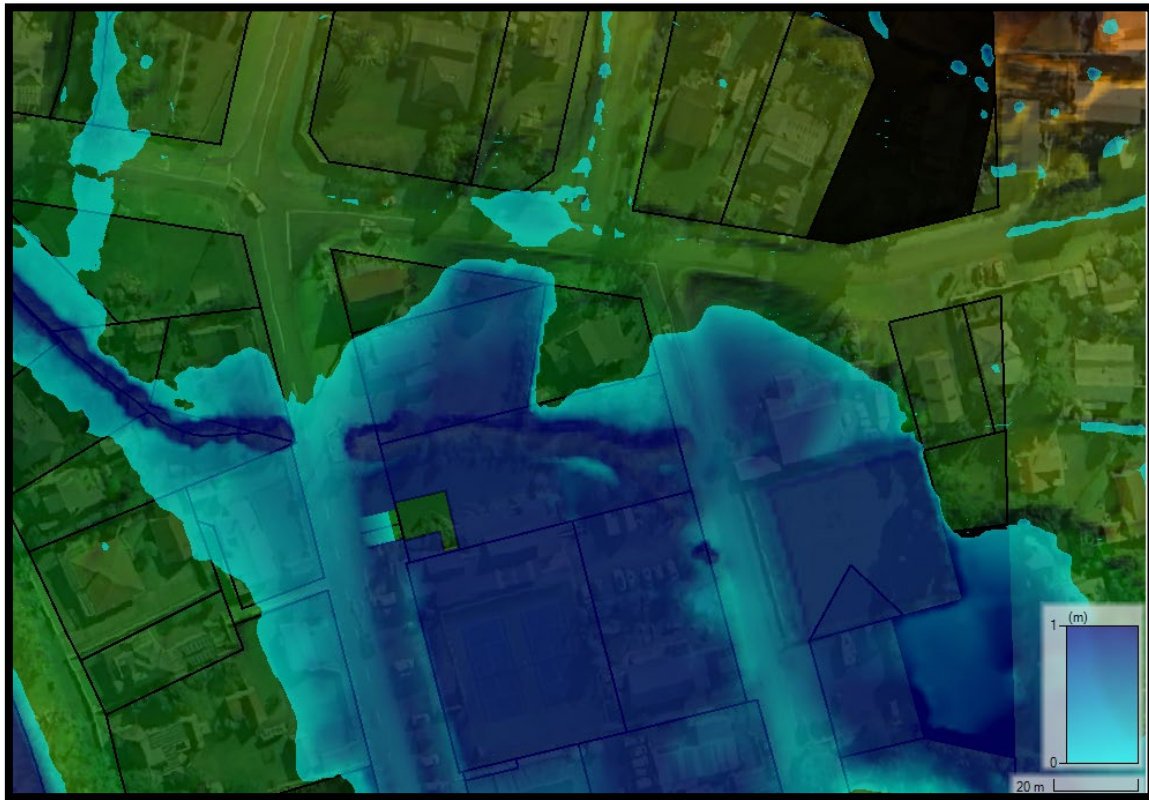


Figure 5: 1%AEP+CC extents post-development (Depth extent shown >0.05m).

7.2.1 Effects

Post-development modelling depths and velocities have been assessed as having little to no effect to the wider up and downstream catchment and neighbouring properties. Refer to Figure 6 below which compares pre vs post-development depths. The flooding within this area is typically triggered by ponding, due to the elevated beach front. Given the geotechnical limitations, minor fill is expected, and the building is proposed to allow flood water to enter the subfloor system. As minor filling is proposed within a large and deep storage ponding area, the loss of storage ponding volume is considered to be less than minor. Refer to Appendix C for further modelling results.



Figure 6: 1%AEP+CC Depth Comparison Pre vs Post-development.

7.3 Building Platform

As per clause E1.3.2 of the NZ Building Code, for “*Housing, Communal Residential and Communal Non-residential buildings*”, the minimum floor level is required to have a minimum freeboard of 0.5m above the 2% AEP storm event, refer to Table 4. If the building is considered to not fall under those categories, no minimum floor level is required, provided the building works are specifically designed to be protected from the effects of flooding, e.g consideration to using H3.2 framing, block walls and raised electrical above the flood elevation would be required. Approval of this option would then be at the discretion of the FNDC.

Assessed flood levels for multiple events are detailed in Table 3 to allow selection of the desired level of protection.

Table 3: Assessed Flood Elevations

Storm Event	Flood Level (mNZVD)
2%AEP+50yr SLR ¹	2.2
1%AEP+100yr SLR	2.9
2%AEP+CC	3.1
1%AEP+CC	3.1

1) Sea Level Rise

Table 4: Recommended Floor Level

Minimum Level (mNZVD)
Residential or Communal Floor
3.60

7.4 Natural Hazard

7.4.1 Access

During the design 1%AEP+CC storm event majority of York Street is inundated. Flood depths and velocities from the northern side of York Street to the proposal are a maximum of 0.6m and 0.4m/s. This depth is considered not passable for vehicles, refer to Figure 7 below.

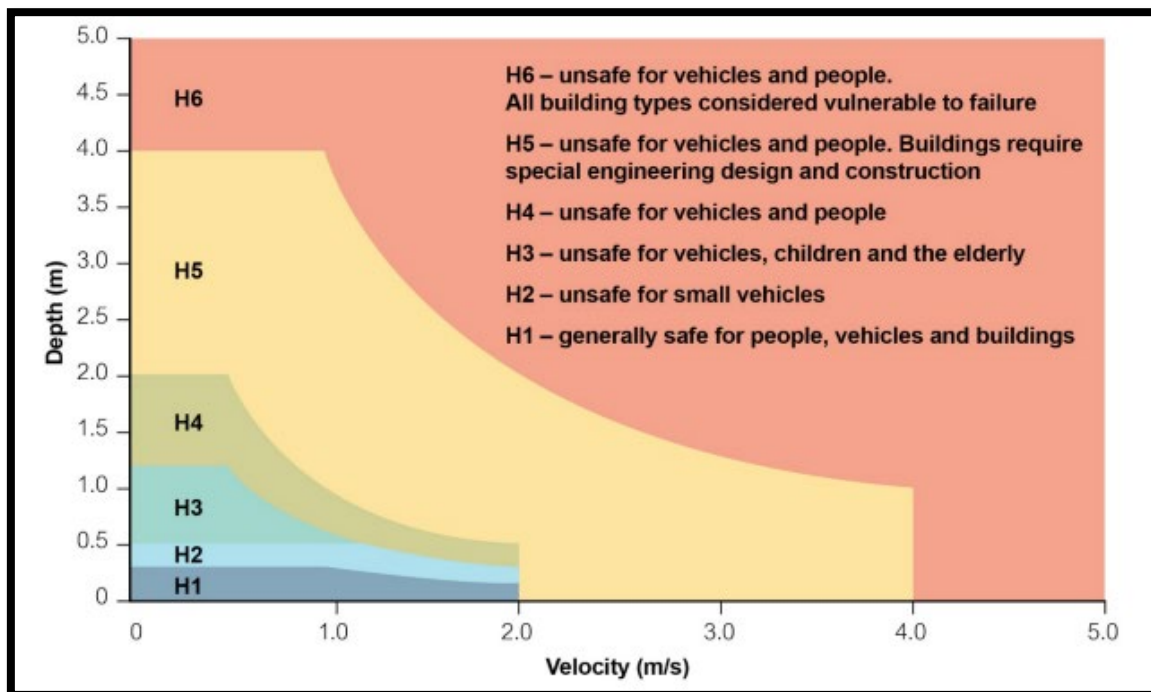


Figure 7: Flood Hazard Curve (Figure 6.7.9 Smith et al 2014).

7.4.2 Section 71-72

Given that flood depths do increase upwards of 1.3m within areas of buildings and amenities, the flooding is more than minor or trivial and as such in terms of the Sections 71-73 of the Building Act, the land is subject to inundation. Provided the building works comply with the recommendations of this report, they are expected to be protected from inundation, not resulting in any adverse effects. It should be noted that the southern Lot 2A Section 6 Town of Russell already has a Section 71-73 Notice placed on its Title.

8.0 Engineering Recommendations

8.1 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observations listed above RS Eng considers the site soils lie within Site Class C *“Shallow Soil Site.”*

8.2 Earthworks

To form level access to and create a building platform for the proposed building, earthworks will be required. To suitably develop the building area, RS Eng recommend as follows.

- Cuts shall be limited to 0.5m, without further geotechnical assessment.
- No new fills shall be placed at the building platform, except for specifically engineered light weight fill. The use of any lightweight fill shall be specifically designed to consider the risk of buoyancy.
- Cut batters should be sloped at angles less than 1V to 3H.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Site works shall generally be completed in accordance with NZS 4431.

8.3 Foundations

It is proposed to construct a timber framed building on a concrete slab foundation on the ground floor which will form the ambulance parking bay. A timber midfloor is envisaged. Due to the depth of weak underlying soils, and the potential liquefaction risk, all foundations shall be supported by piles extending into the weathered greywacke. Due to the required height of the finished floor level to comply with the NZ Building Code, fills may be in the order of 1.8m above existing ground level. Such a depth of fills could result in significant settlement and is unlikely tolerable for the proposed building and surrounding structures.

Accordingly, it is recommended that a masonry block perimeter wall be used, with a suspended concrete slab (Unispan or similar) atop to form the ground floor. The space beneath the floor will remain as a void with passages for surface water, which will allow flood water to enter and exit during extreme flood events. Flood water velocities are sufficiently low that foundation design can neglect the lateral forces of potential flood water against the building perimeter. RS Eng make the following foundation recommendations.

- All foundations shall be specifically designed by a Chartered Professional Engineer.
- Strip footings supporting masonry block walls or similar shall be specifically designed to act as beams suspended over piles and shall not rely on the surrounding ground for vertical capacity under long term load conditions.

- Piles are expected to be driven piles, comprising of timber poles or steel columns. During detailed design, consideration shall be given to the potential of vibration and its effects on existing and neighbouring buildings.
- Piles shall extend through the soft clays and liquefiable sands and silts, into the weathered greywacke to provide vertical capacity to the building under long term load conditions and during seismic events.
- Driven piles are expected to extend up to 14.0m to 16.0m below existing ground level. This pile depth is inferred from CPT results and may vary across the building site.

For specific design of piles extending to the underlying greywacke, RS Eng has assessed the following as per B1/VM4 of the NZ Building Code.

- 2.5MPa Ultimate End Bearing Capacity (Geotechnical Ultimate).
- Pile shaft adhesion shall be neglected to a depth of 9.0m BGL due to the presence of liquefiable soils.
- Pile shaft adhesion from 9.0m to 14.0m of 30kPa can be adopted (Geotechnical Ultimate).
- Pile shaft adhesion from >14.0m of 40kPa can be adopted (Geotechnical Ultimate).

Vertical pile capacities shall be determined using B1/VM4 of the NZ Building Code. Under no circumstances shall the Hiley Formula be solely used to determine pile capacities. The Hiley Formula using a FoS=5 could be adopted to assess driven pile sets and to review capacities during pile installation.

8.4 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to the existing stormwater pipe network servicing the medical centre.

9.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

We also conclude that in terms of Section 106 of the Resource Management Act 1991 and subject to the recommendations of this report that:

- (a) the land in respect of which a consent is sought, or any structure on the land, is not or is not likely to be subject to material damage by subsidence or slippage from any source; and
- (b) any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by subsidence or slippage from any source and,
- (c) the land is subject to or is likely to be subject to inundation.

10.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed new ambulance bay, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

The minimum floor levels recommended herein are based on requirements of the NZ Building Code and Building Act and may be subject to inundation in storm events greater than those designed for.

Prepared by:



Rachel Beasley

Geologist
BSc(Geology)

Reviewed by:



David Platt

Geotechnical Team Leader
NZDE(Civil), MEngNZ

Approved by:



Matthew Jacobson

Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

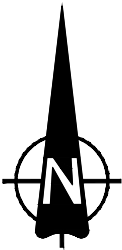
Appendix A

Drawings



WORK IN PROGRESS

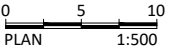
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LEGEND

- Hand Auger Location
- Cone Penetration Test Location
- Existing Medical Centre & Shed
- Proposed Extension (Ambulance Garage)
- Driveway/Carpark

Contour Interval: 0.5m
Vertical Datum: NZVD2016
Survey Data Source: LiDAR (2018)




	RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	These drawings are copyright to RS Eng Ltd and should not be reproduced without prior permission. If any part of these documents are unclear, please contact RS Eng Ltd.	PROPOSED AMBULANCE BAY SITE PLAN SITE INVESTIGATIONS	Client				Scale	Rev No.
				ST JOHNS RUSSELL AREA COMMITTEE				1:500	A
				Location				Original	Sheet No.
				29 YORK STREET RUSSELL	27/05/2025	A	Original Issue	A3	
					Date	Rev	Notes	Job No.	C01
	Drawn by: LMC		Reviewed by: RB	Approved by: MJ	19630				



Appendix B

Subsurface Investigations

Generated with CORE-GS by Geroo - 1 - Hand Auger - RS Standard scale & vane bars - 27/05/2025 3:56:21 pm

<div><div><div>RS</div><div>Eng</div></div><div><div>RS Eng Ltd</div><div>09 438 3273</div><div>office@RSEng.co.nz</div><div>2 Seaview Road,</div><div>Whangarei 0110</div></div></div>		<div>HAND AUGER LOG</div>						<div>HOLE NO.:</div> <div>HA01</div>	
<div>CLIENT: Bruce Mitchinson</div> <div>PROJECT: Geotechnical Investigations</div>		<div>JOB NO.:</div> <div>19630</div>							
<div>SITE LOCATION: 29 York Street, Russell</div> <div>CO-ORDINATES: 1702057mE, 6097504mN</div>						<div>START DATE: 27/05/2025</div> <div>ELEVATION: 1.85m</div> <div>END DATE: 27/05/2025</div> <div>LOGGED BY: RB</div>			
UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603		WATER	
TS	TOPSOIL.			<div><div>TS</div><div>TS</div><div>TS</div><div>TS</div><div>TS</div><div>TS</div></div>	<div>1</div> <div>1</div> <div>1</div>				
FILL	Clayey gravelly SILT; grey/brown, some orange/yellow. Stiff; moist; low plasticity.		0.2	<div><div></div></div>	<div>4</div>				
			0.4	<div><div></div></div>	<div>3</div>				
	Silty CLAY; grey/orange/brown. Stiff; moist; low plasticity.			<div><div></div></div>	<div>3</div>				
			0.6	<div><div></div></div>	<div>5</div>				
	Sandy GRAVEL. Saturated; gravel, fine to medium, subround.			<div><div></div></div>	<div>5</div>				
			0.8	<div><div></div></div>	<div>4</div>				
				<div><div></div></div>	<div>5</div>				
	Core loss. End Of Hole: 0.90m		1.0	<div><div></div></div>	<div>5</div>				
			1.2	<div><div></div></div>	<div>5</div>				
			1.4	<div><div></div></div>	<div>6</div>				
			1.6	<div><div></div></div>	<div>4</div>				
			1.8	<div><div></div></div>	<div>5</div>				
			2.0	<div><div></div></div>	<div>9</div>				
			2.2	<div><div></div></div>	<div>13</div>				
			2.4	<div><div></div></div>	<div>10</div>				
			2.6	<div><div></div></div>	<div>5</div>				
			2.8	<div><div></div></div>	<div>9</div>				
				<div><div></div></div>	<div>17</div>				
				<div><div></div></div>	<div>7</div>				
PHOTO(S)				REMARKS					
<div></div>				<div><div>WATER</div><div><div>▼ Standing Water Level</div><div>▷ Out flow</div><div>◁ In flow</div></div><div>INVESTIGATION TYPE</div><div><div><input checked="" type="checkbox"/> Hand Auger</div><div><input type="checkbox"/> Test Pit</div></div></div>					

27/05/2025

 <div>RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110</div>		HAND AUGER LOG					HOLE NO.: HA02			
CLIENT: Bruce Mitchinson PROJECT: Geotechnical Investigations		JOB NO.: 19630								
SITE LOCATION: 29 York Street, Russell CO-ORDINATES: 1702062mE, 6097504mN					ELEVATION: 1.77m		START DATE: 27/05/2025 END DATE: 27/05/2025 LOGGED BY: RB			
UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603				WATER
TS	TOPSOIL.		0.0	TS	2 4 6 8 10 12 14 16 18	50	100	150	200	Values
FILL	Clayey gravelly SILT, with minor organics, with trace sand; darker brown some orange. Stiff; moist; low plasticity.		0.2	TS						
Colluvium Deposits	Silty CLAY; grey/orange/brown. Stiff; moist; low plasticity.		0.4	TS						101
	Firm to stiff.		0.6	TS						32
	Dark greyish brown.		0.8	TS						
	Sandy GRAVEL; grey/brown. Saturated; gravel, subangular; non-plastic.		1.0	TS						
	Core loss. End Of Hole: 1.00m		1.2		13					
			1.4		17					
			1.6		14					
			1.8		13					
			2.0		13					
			2.2		13					
			2.4							
			2.6							
			2.8							
PHOTO(S)			REMARKS							
			<div>WATER ▼ Standing Water Level ▷ Out flow ◁ In flow</div> <div>INVESTIGATION TYPE <input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Test Pit</div>							



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA03

CLIENT:	Bruce Mitchinson
PROJECT:	Geotechnical Investigations

JOB NO.:
19630

SITE LOCATION: 29 York Street, Russell
CO-ORDINATES: 1702059mE, 6097506mN

ELEVATION: 1.8m

START DATE: 27/05/2025
END DATE: 27/05/2025
LOGGED BY: CH


UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)													VANE SHEAR STRENGTH (kPa) Vane: GEO3603					WATER
					2	4	6	8	10	12	14	16	18	50	100	150	200	Values					
TS	TOPSOIL.			TS																			
			0.2	TS																			
FILL	Clayey gravelly SILT; grey/brown, some orange/yellow. Stiff; moist; low plasticity.																						
			0.4																				
Colluvium Deposits	Silty CLAY, with trace sand; grey/orange/brown. Stiff; moist; low plasticity.																						
	Sandy GRAVEL; grey/brown. Wet; gravel, subangular; non-plastic.		0.6																				
	Saturated.		0.8																				
	Core loss. End Of Hole: 0.90m		1.0																				
			1.2																				
			1.4																				
			1.6																				
			1.8																				
			2.0																				
			2.2																				
			2.4																				
			2.6																				
			2.8																				

PHOTO(S)



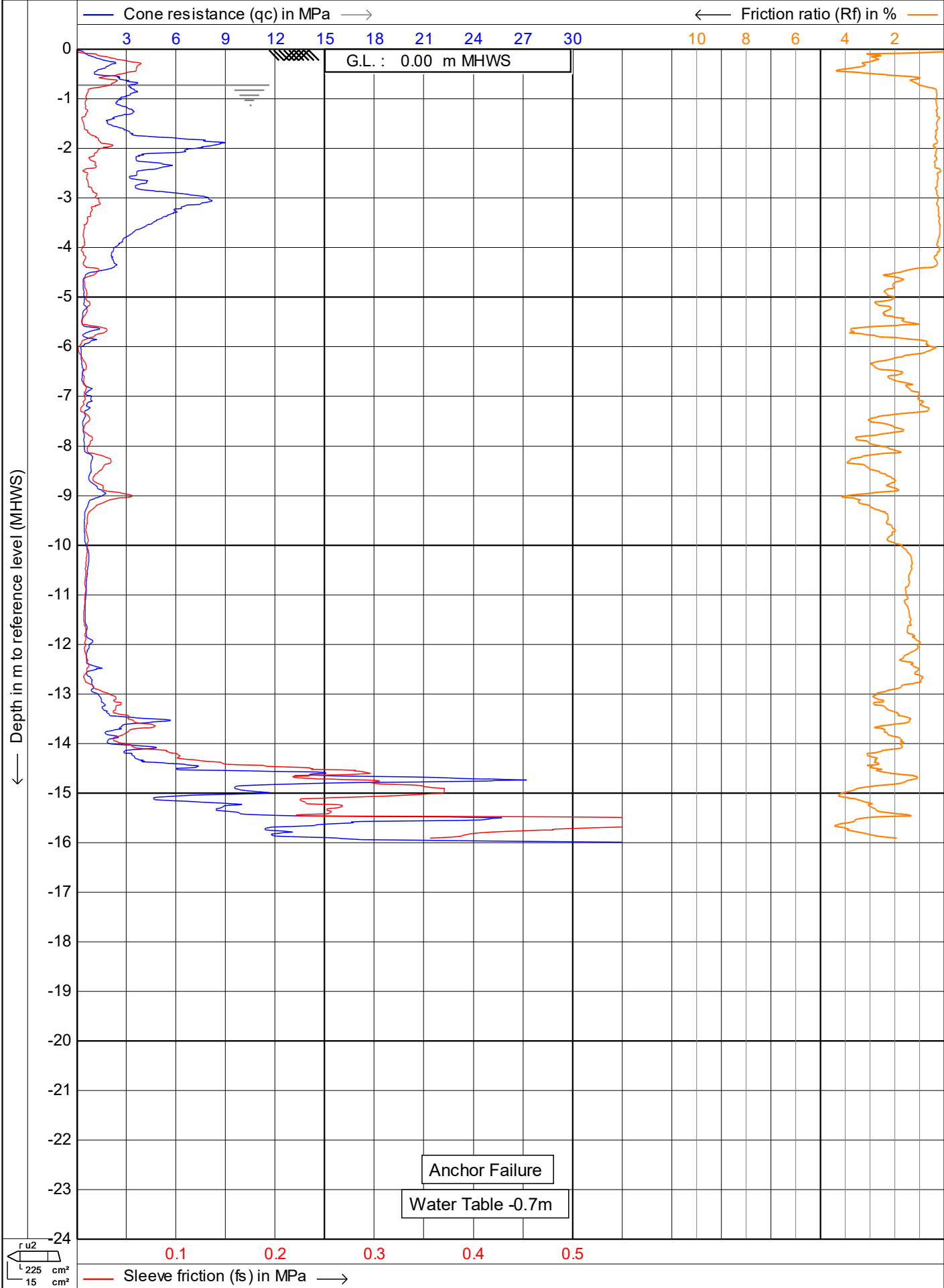
REMARKS

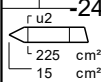
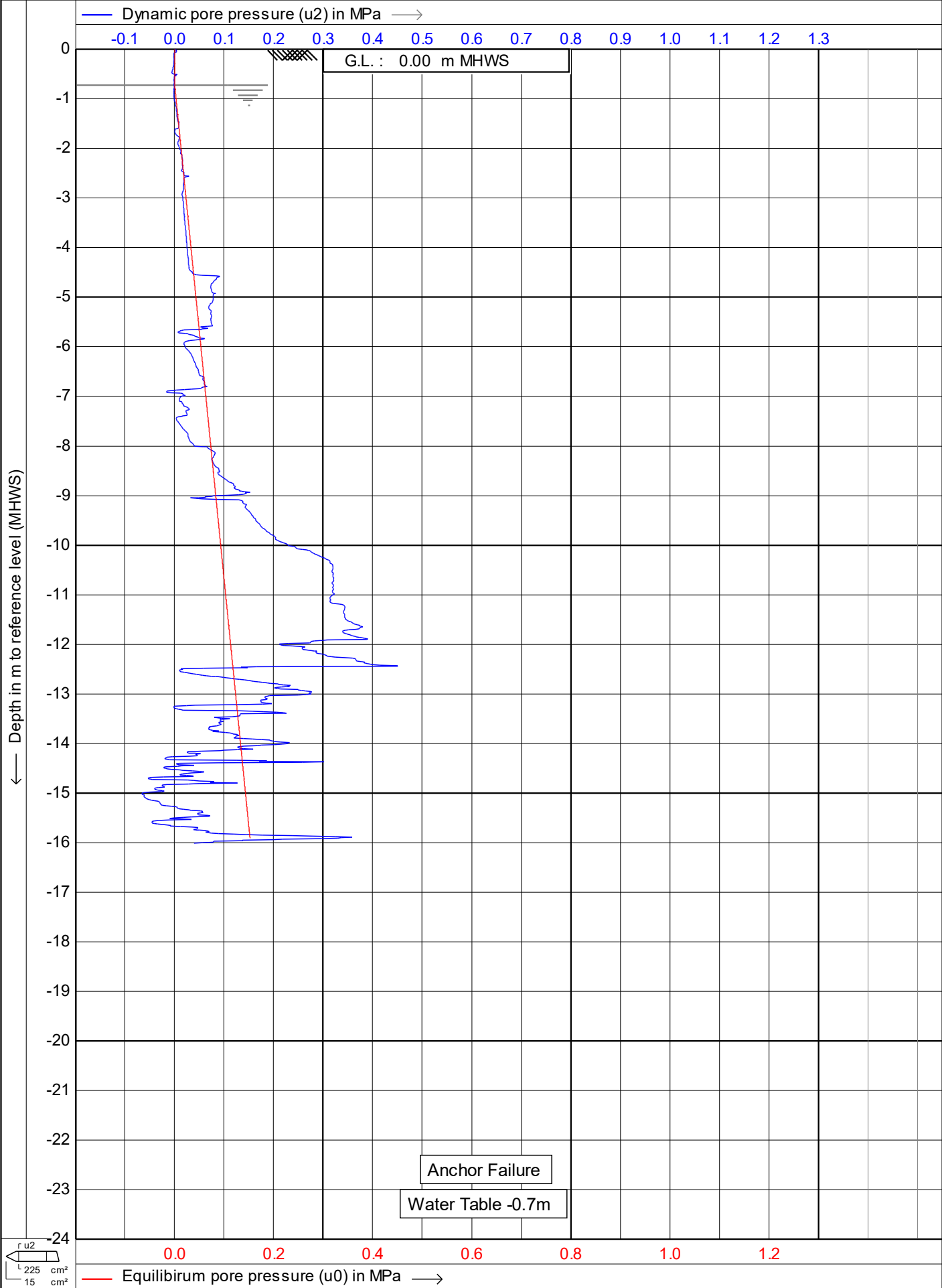
WATER

- Standing Water Level
 Out flow
 In flow

INVESTIGATION TYPE

- ☒ Hand Auger
☐ Test Pit





TEST RIGHT • BUILD RIGHT

NORTHLAND • WELLINGTON • CANTERBURY • OTAGO

Test performed in accordance with ASTM D5778-12

Project : **RS ENG**

Location: **29 YORK PLACE**

Position: **174.122039, -35.260369 WGS84**

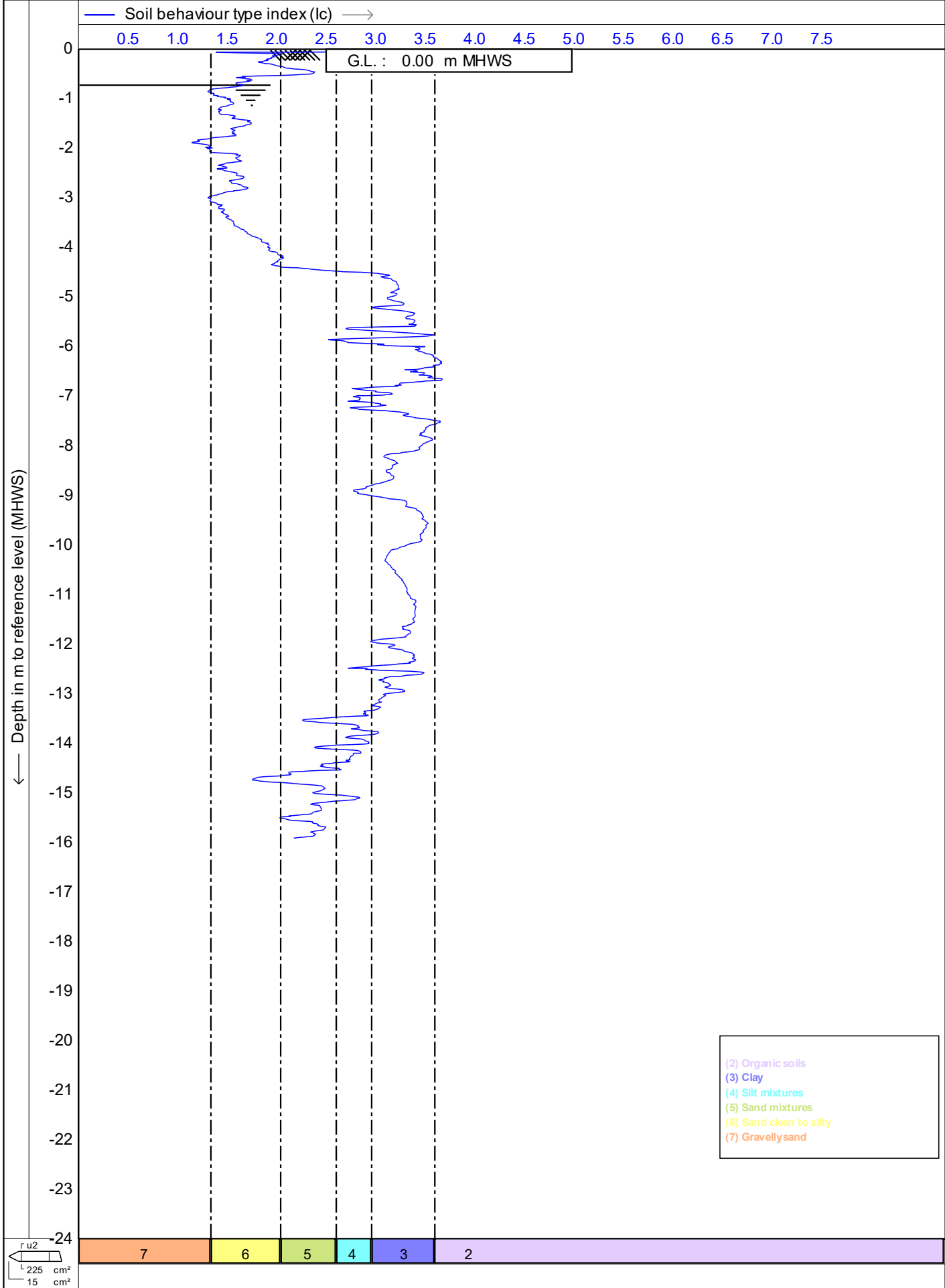
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Project no.: **8155-284**

CPT no. : **CPT01**

2/4



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Project : **RS ENG**

Location: **29 YORK PLACE**

Position: **174.122039, -35.260369 WGS84**

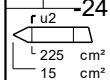
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Project no. : **8155-284**

CPT no. : **CPT01**

3/4



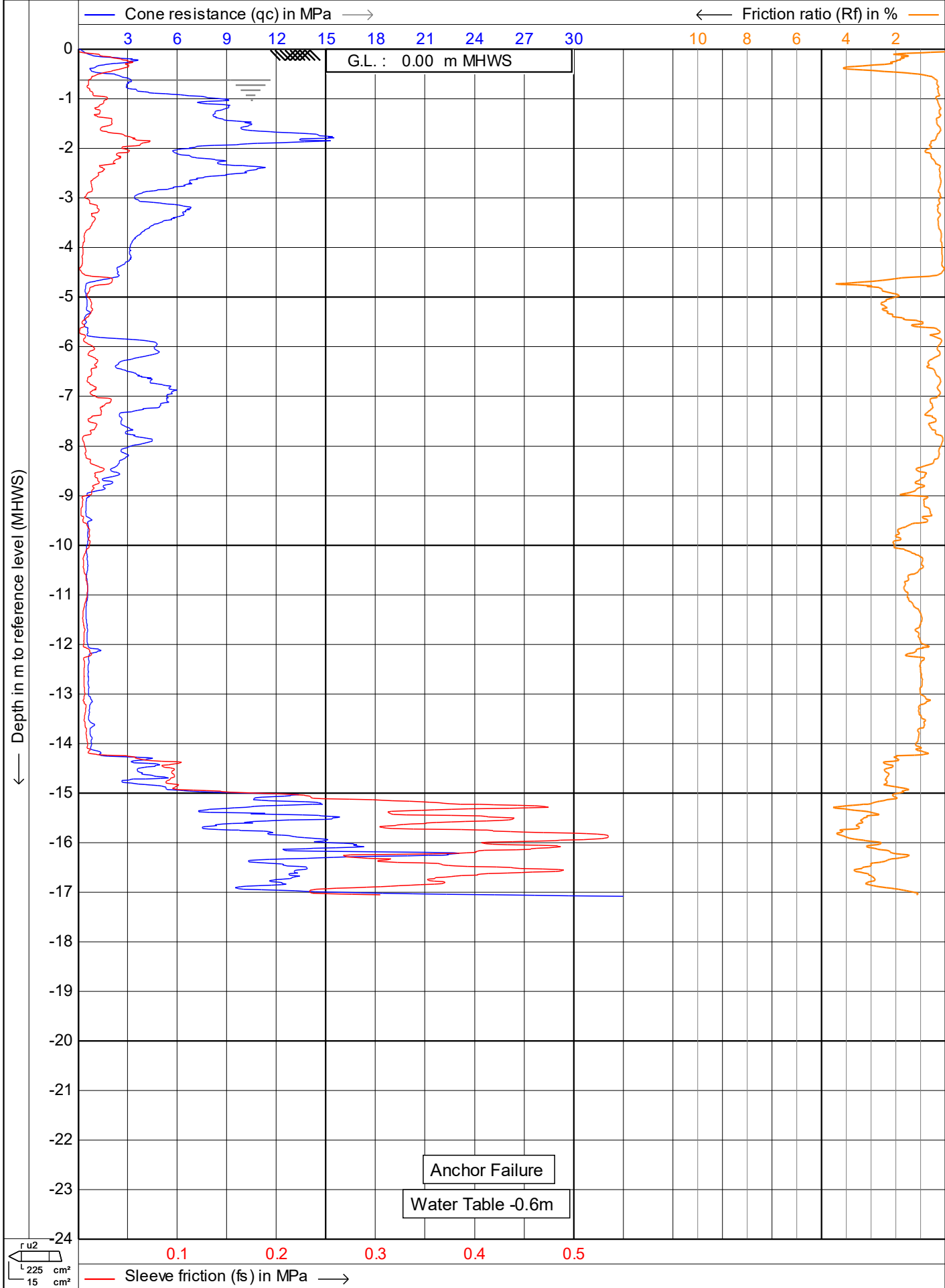
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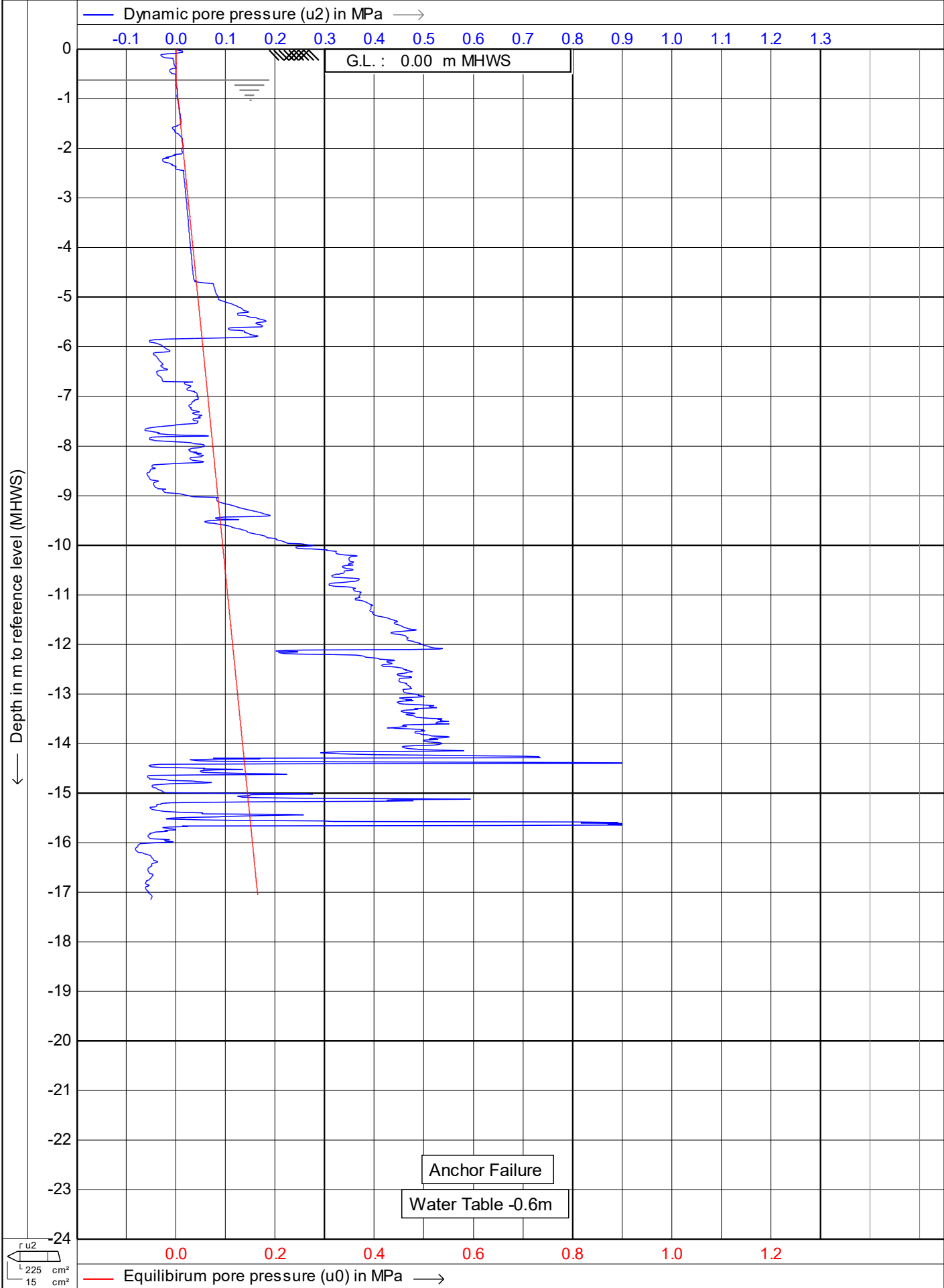
NORTHLAND - WELLINGTON - CANTERBURY - OTAGO

Position: 174.122039, -35.260369 WGS84

CPT no. : **CPT01**

4/4





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Project : **RS ENG**

Location: **29 YORK PLACE**

Position: **174.122114, -35.260321 WGS84**

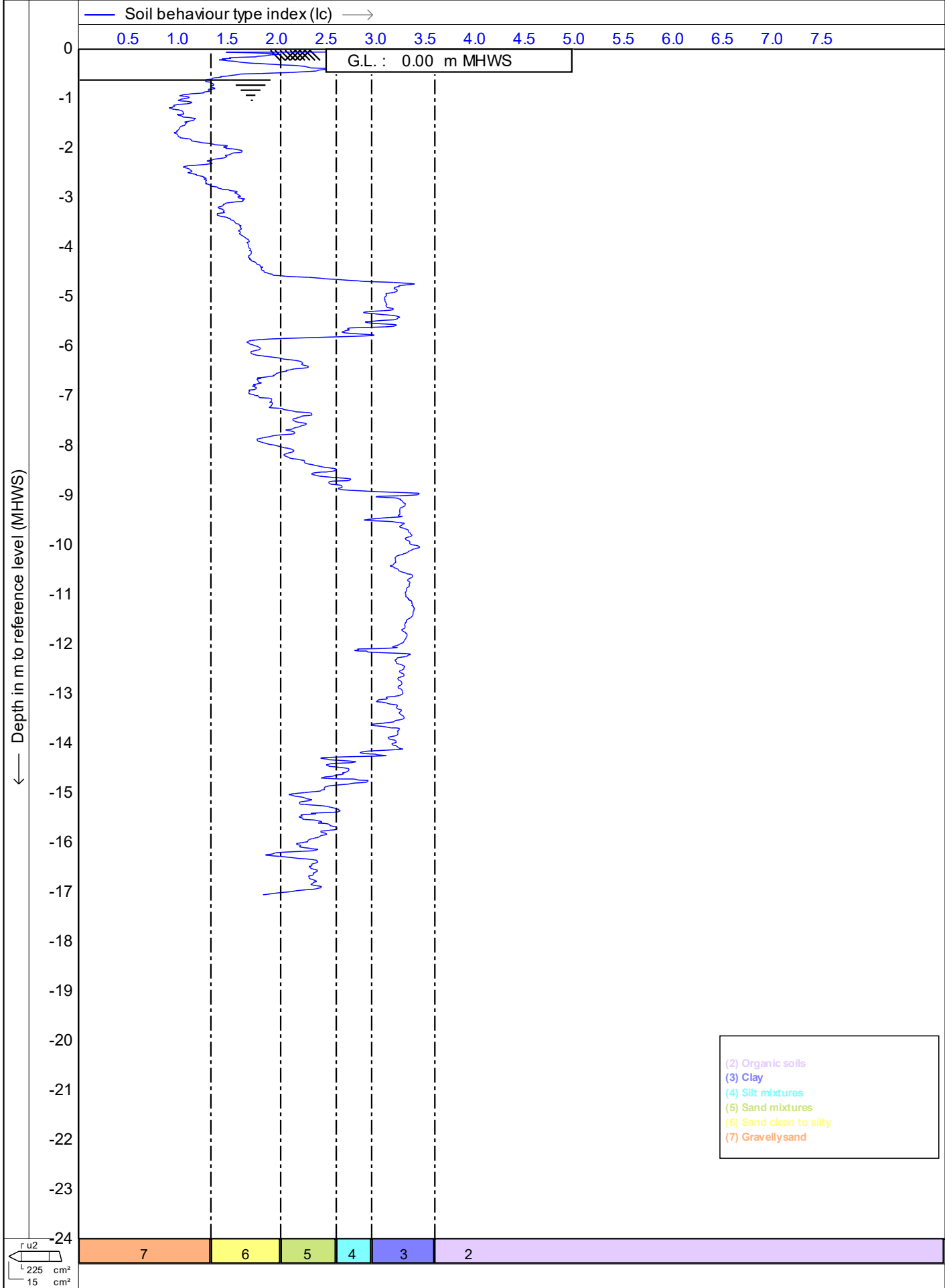
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Project no. : **8155-284**

CPT no. : **CPT02**

2/4



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Test performed in accordance with ASTM D5778-12

Project : **RS ENG**

Location: **29 YORK PLACE**

Position: **174.122114, -35.260321 WGS84**

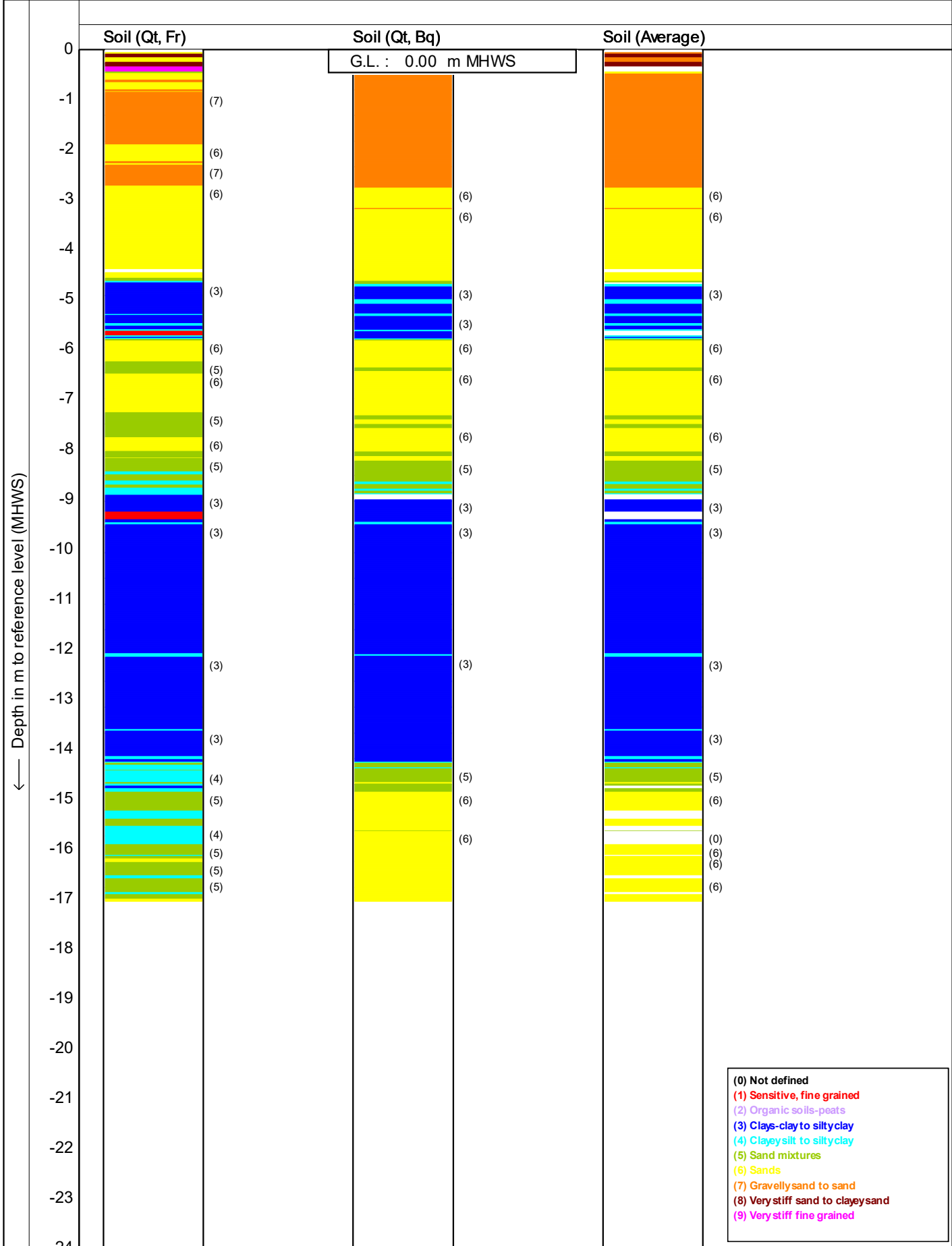
Date : **6/06/2025**

Cone no. : **C15CFIIP.C21199**

Project no. : **8155-284**

CPT no. : **CPT02**

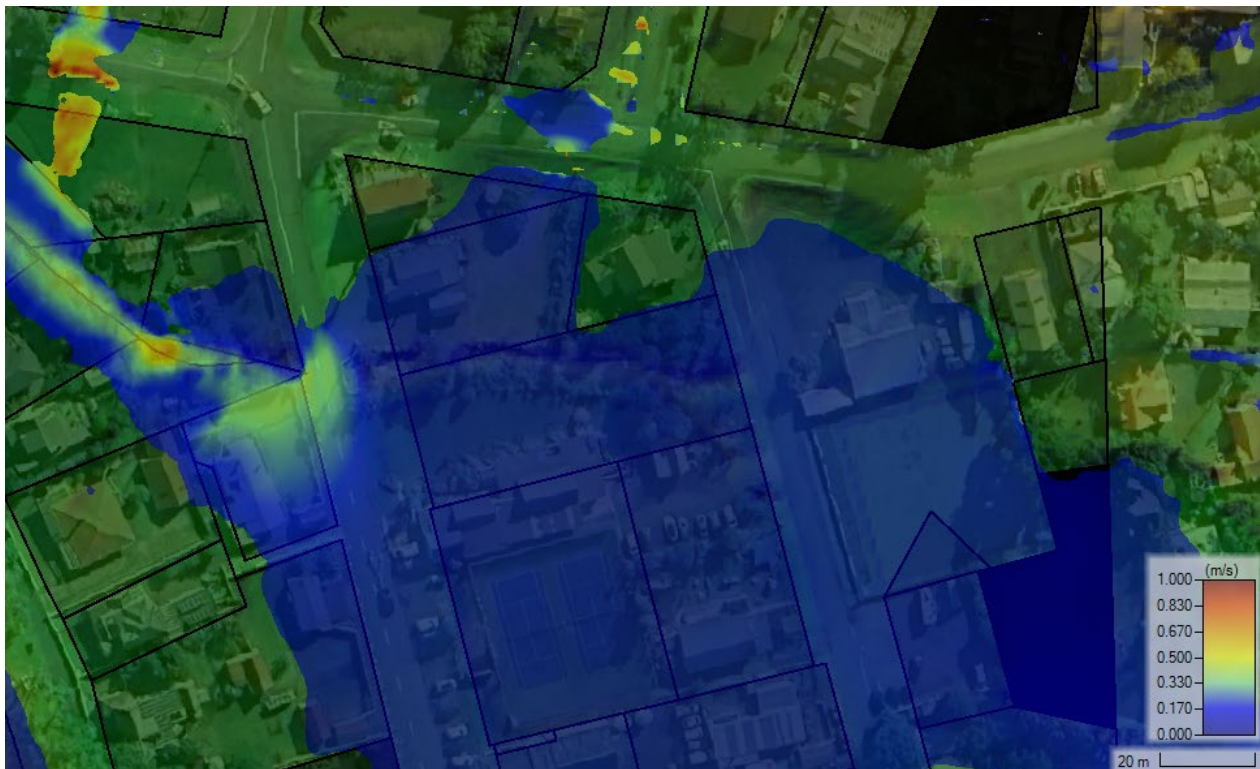
3/4



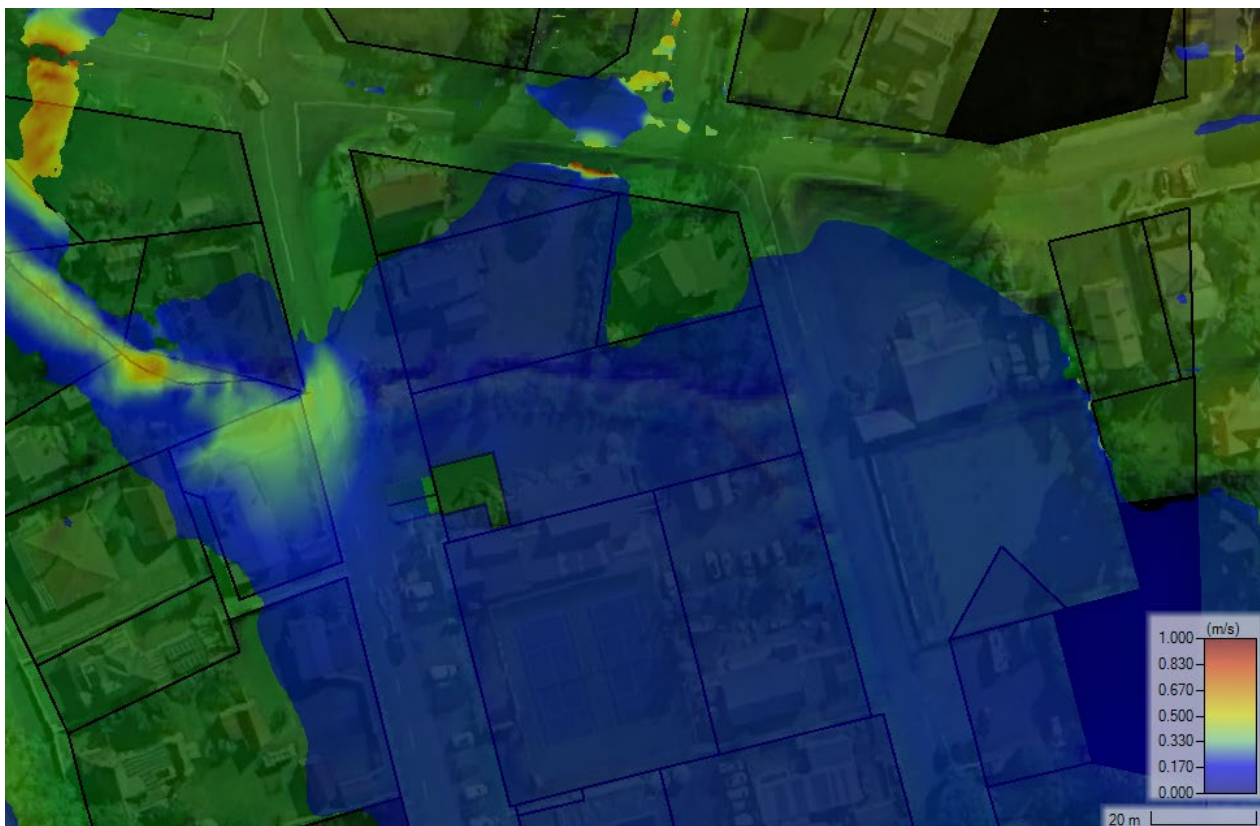
Appendix C

HecRas Results

Pre-development Velocity (m/s)



Post-development Velocity (m/s)



Appendix D

Liquefaction Analysis



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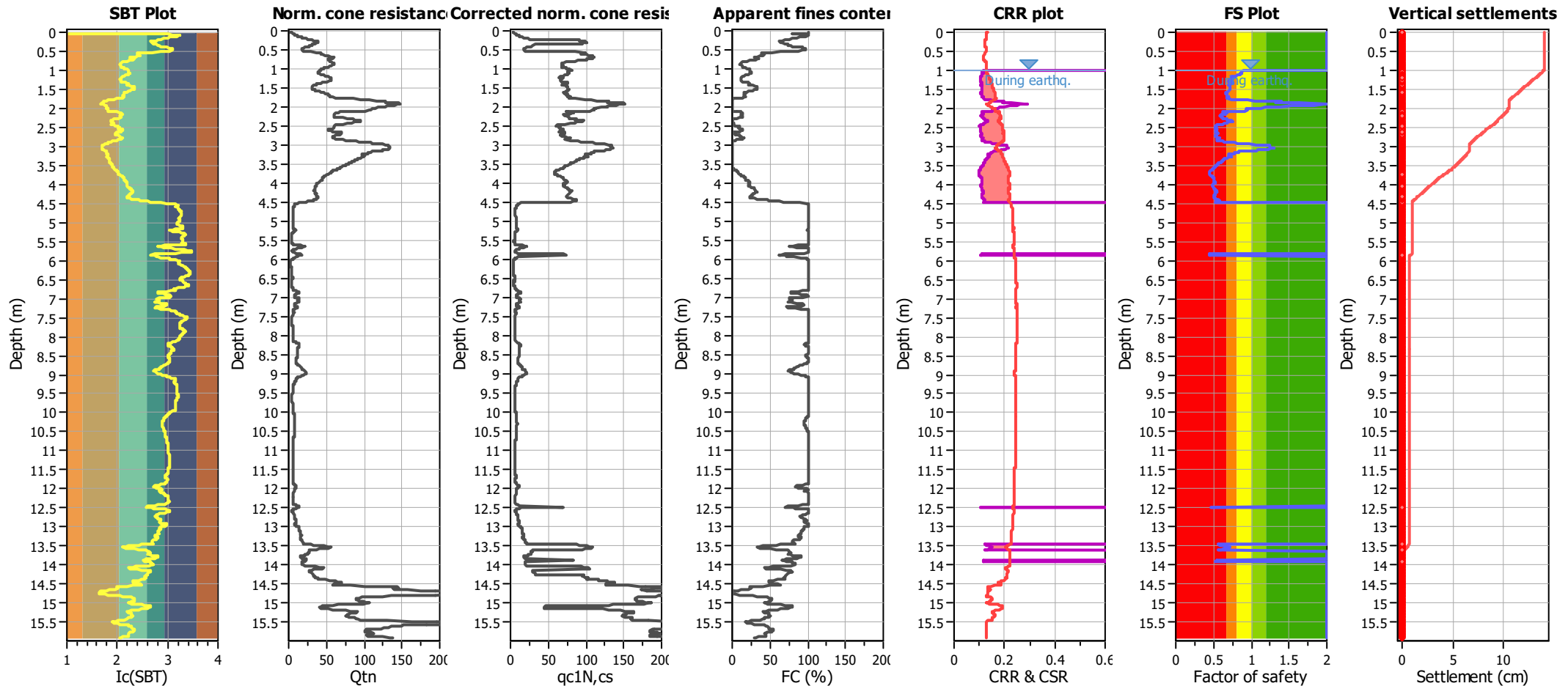
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2 Seaview Road

Project: 19630 - Hato Hone St John

Location: 29 York Street, Russell

CPT: 1.00

Total depth: 15.91 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	Yes
Earthquake magnitude M_w :	5.80	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	14.00 m
Peak ground acceleration:	0.24	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based



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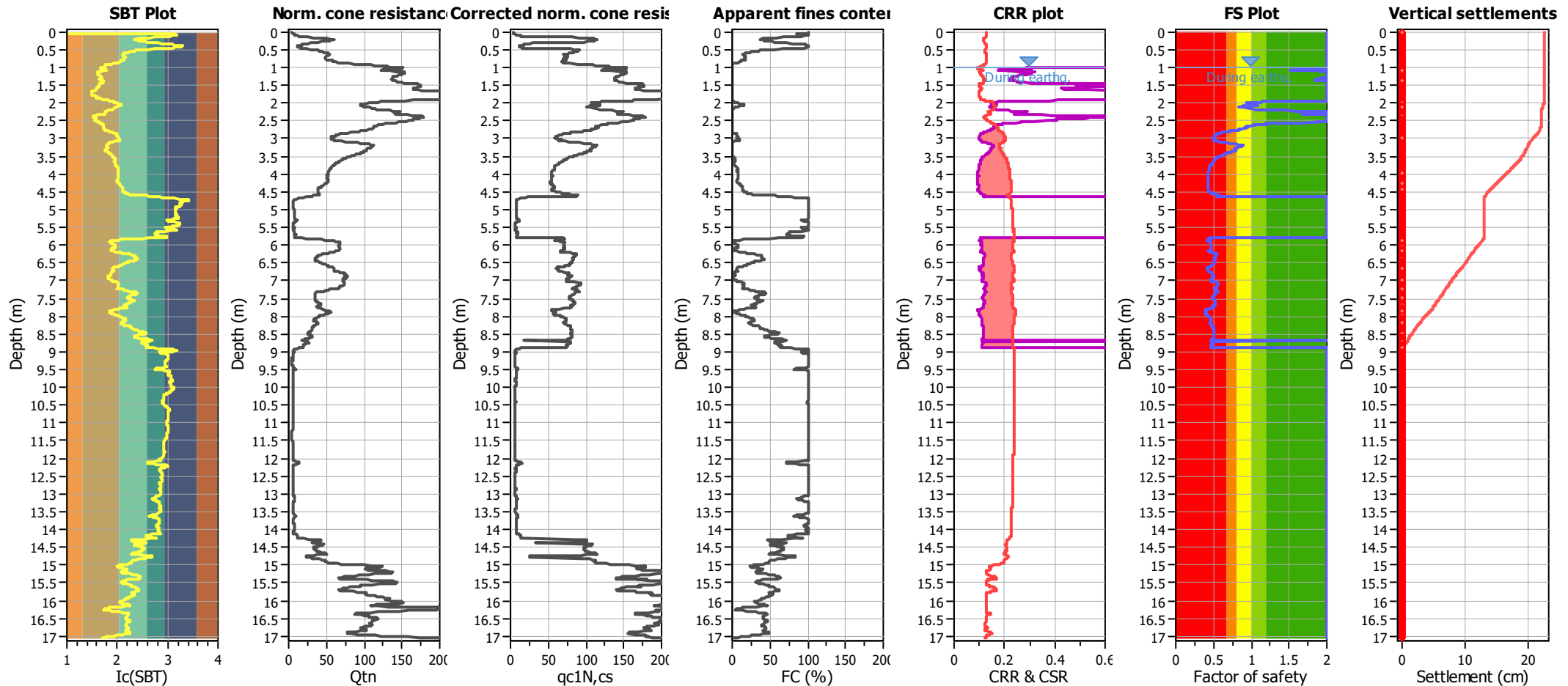
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Project: 19630 - Hato Hone St John

Location: 29 York Street, Russell

CPT: 2.00

Total depth: 17.05 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	Yes
Earthquake magnitude M_w :	5.80	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	14.00 m
Peak ground acceleration:	0.24	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based



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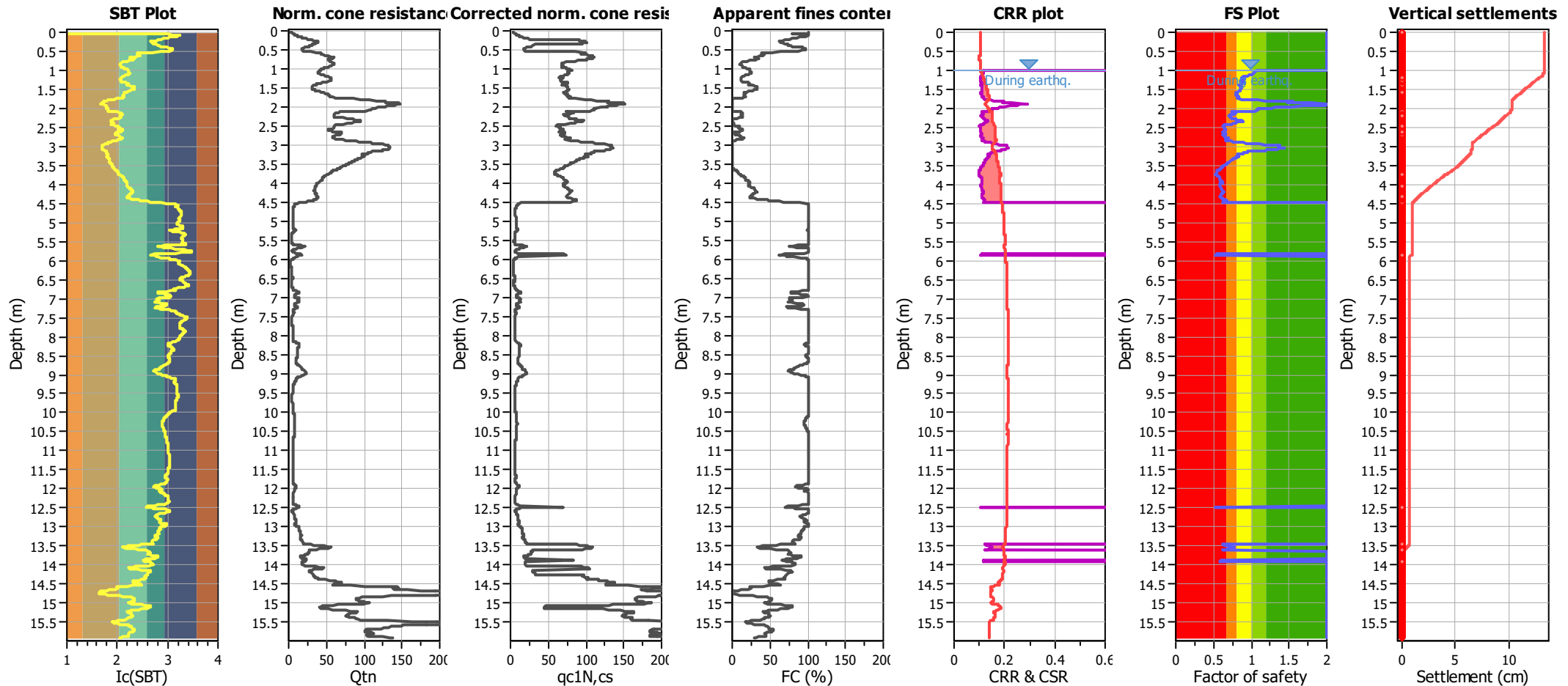
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Project: 19630 - Hato Hone St John

Location: 29 York Street, Russell

CPT: 1.00

Total depth: 15.91 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	Yes
Earthquake magnitude M_w :	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	14.00 m
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based



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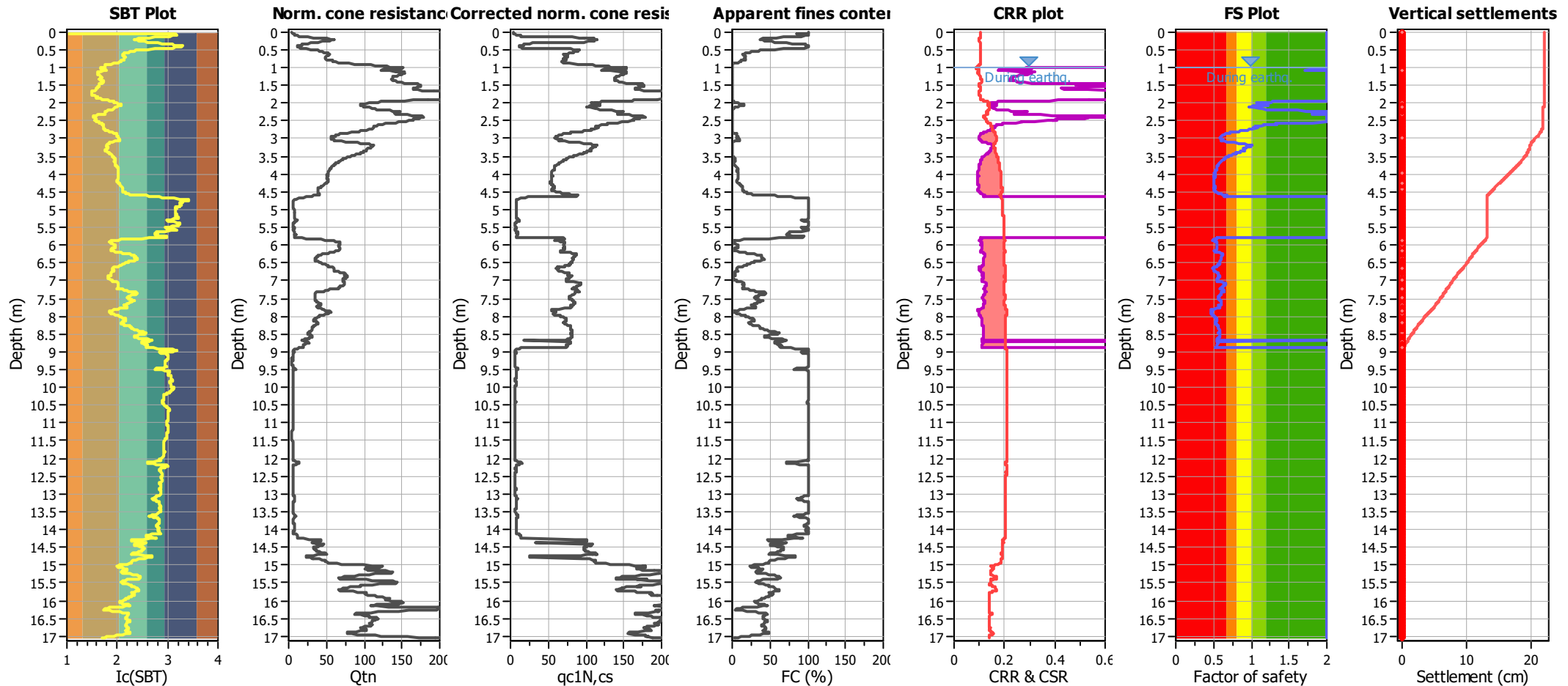
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Project: 19630 - Hato Hone St John

Location: 29 York Street, Russell

CPT: 2.00

Total depth: 17.05 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	Yes
Earthquake magnitude M_w :	6.50	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	14.00 m
Peak ground acceleration:	0.19	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based



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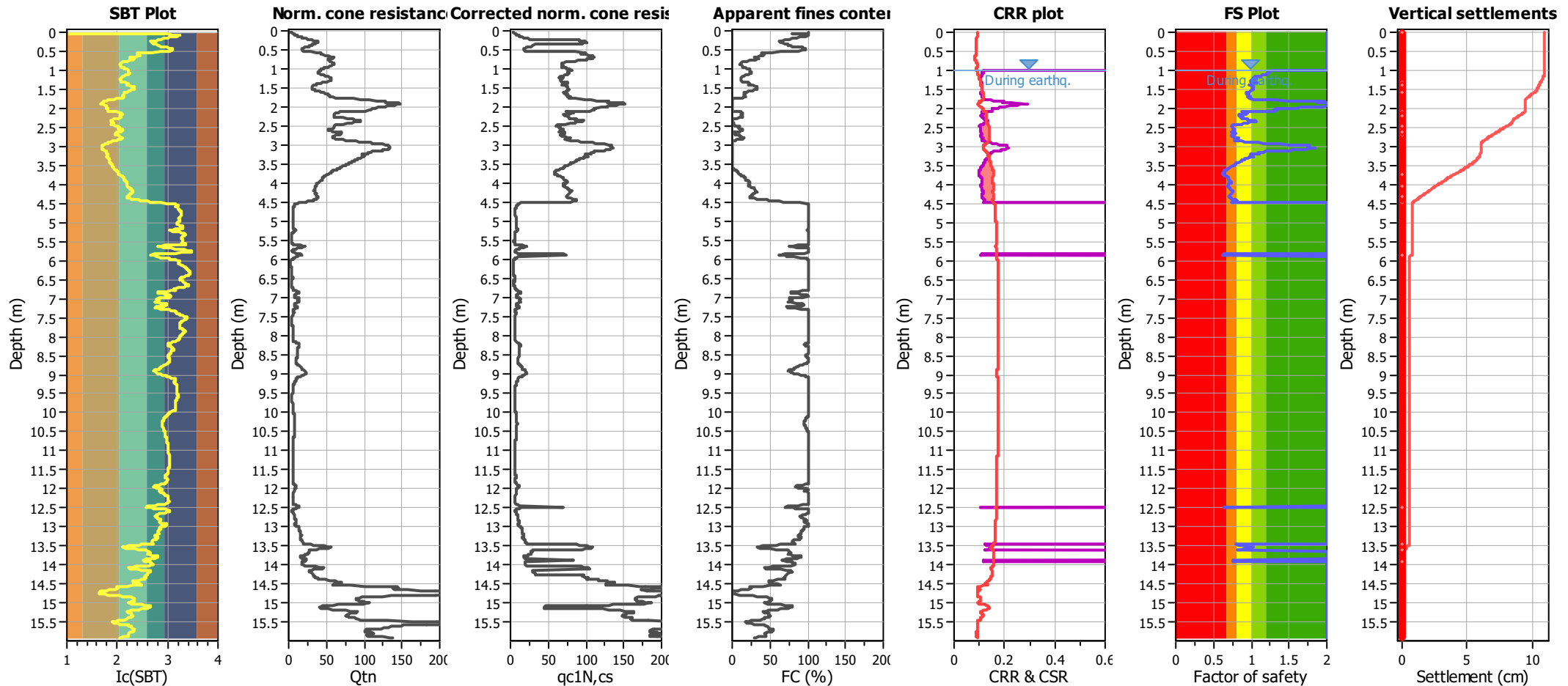
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Project: 19630 - Hato Hone St John

Location: 29 York Street, Russell

CPT: 1.00

Total depth: 15.91 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	Yes
Earthquake magnitude M_w :	5.80	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	14.00 m
Peak ground acceleration:	0.17	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based



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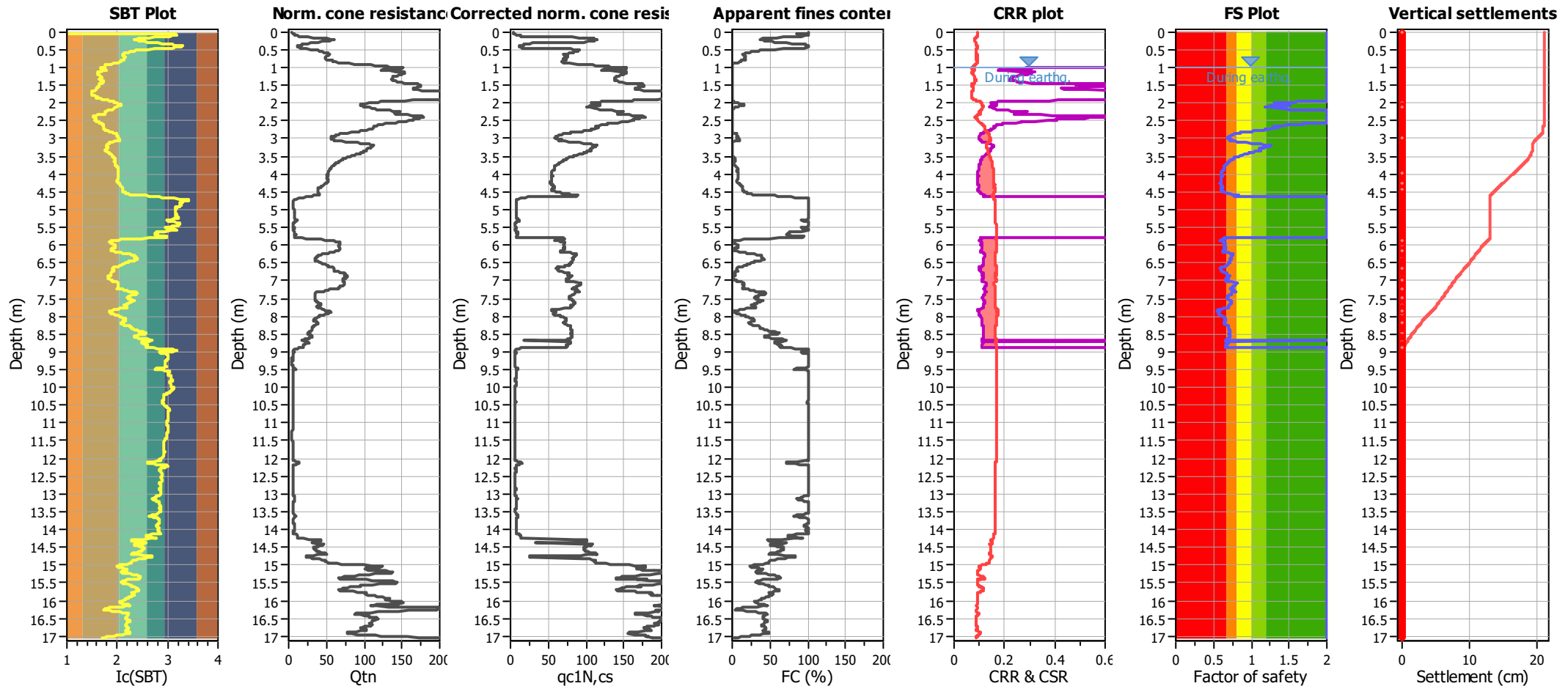
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Project: 19630 - Hato Hone St John

Location: 29 York Street, Russell

CPT: 2.00

Total depth: 17.05 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	1.00 m	Use fill:	No	Clay like behavior	
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	1.00 m	Fill height:	N/A	applied:	.
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	Yes
Earthquake magnitude M_w :	5.80	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	14.00 m
Peak ground acceleration:	0.17	Unit weight calculation:	Based on SBT	K_0 applied:	Yes	MSF method:	Method based