

14 July 2025

Job No. 230108 – Rev B

Hounslow Holdings Ltd

c/- Civix Ltd

Attention: Lance Hessell

**Northland**

09 982 8053

[info@soilandrock.co.nz](mailto:info@soilandrock.co.nz)

[www.soilandrock.co.nz](http://www.soilandrock.co.nz)

## **GEOTECHNICAL REVIEW FOR PROPOSED PLAN CHANGE 40 MAHI ROAD, HELENSVILLE**

### **Introduction**

In 2013 Soil & Rock Consultants (S&RC) carried out a geotechnical investigation for a proposed scheme change at 151 & 177 Rautawhiri Road, Helensville. The proposed scheme change covered a broad area which has since been subdivided, with a portion of the area now legally described as Lot 2 DP 586879 with the address 40 Mahi Road, Helensville (the subject site).

The findings and recommendations of our 2013 geotechnical investigation were presented in our report titled '*Geotechnical Investigation for Proposed Scheme Change, 151 and 177 Rautawhiri Road, Helensville*', dated 24 September 2013, Job Number 13567.

Our client, Hounslow Holdings Ltd, has requested S&RC undertake a geotechnical assessment with respect to a proposed Private Plan Change of a portion of the subject site from 'Future Urban Zone' to 'Mixed Housing Suburban Zone' and 'Single House Zone', with amendments also made to the 'Countryside Living Zone'. Our assessment is provided herein in the context of our 2013 report and a recent visual walkover of the site.

### **Limitations**

This letter has been prepared by S&RC for the sole benefit of our client, Hounslow Holdings Ltd, in respect to the brief given to us and may be relied upon on by the client's appointed consultants and Auckland Council when assessing the proposed Private Plan Change.

The data and/or opinions contained in this letter may not be used by any other party or for any other purpose without our prior review and agreement. Specifically, this letter is not intended to support any form of Consent application.

This letter must be read in conjunction with our 2013 geotechnical report.

## Site Walkover

The subject site, legally described as Lot 2 DP 586879, is irregular in shape and covers an area of 17.366Ha (see Figure 2). The proposed Private Plan Change area comprises the northeastern, eastern and southern portions of the subject site as shown in Figure 2.

S&RC undertook a visual walkover of the Private Plan Change area ('the site') on 9 September 2024. The area between the site and Rautawhiri Road has recently been developed, with most of the dwellings constructed and occupied, with the remainder near completion. The site is generally gently to moderately sloping and the current ground cover is long grass overgrowth.

The establishment of Mahi Road as part of the development described above created an embankment inclined in the order of  $18^\circ$  on the southern end of the same, refer to Figure 1 below. The southern end of the road is along the northern boundary of the subject site.



**Figure 1: Southern end of Mahi Road** (Source: S&RC Site Photo, 9 September 2024)

Other than embankment, no significant geomorphological changes from the observations of our 2013 report and no additional geotechnical constraints or hazards were identified during our site walkover.

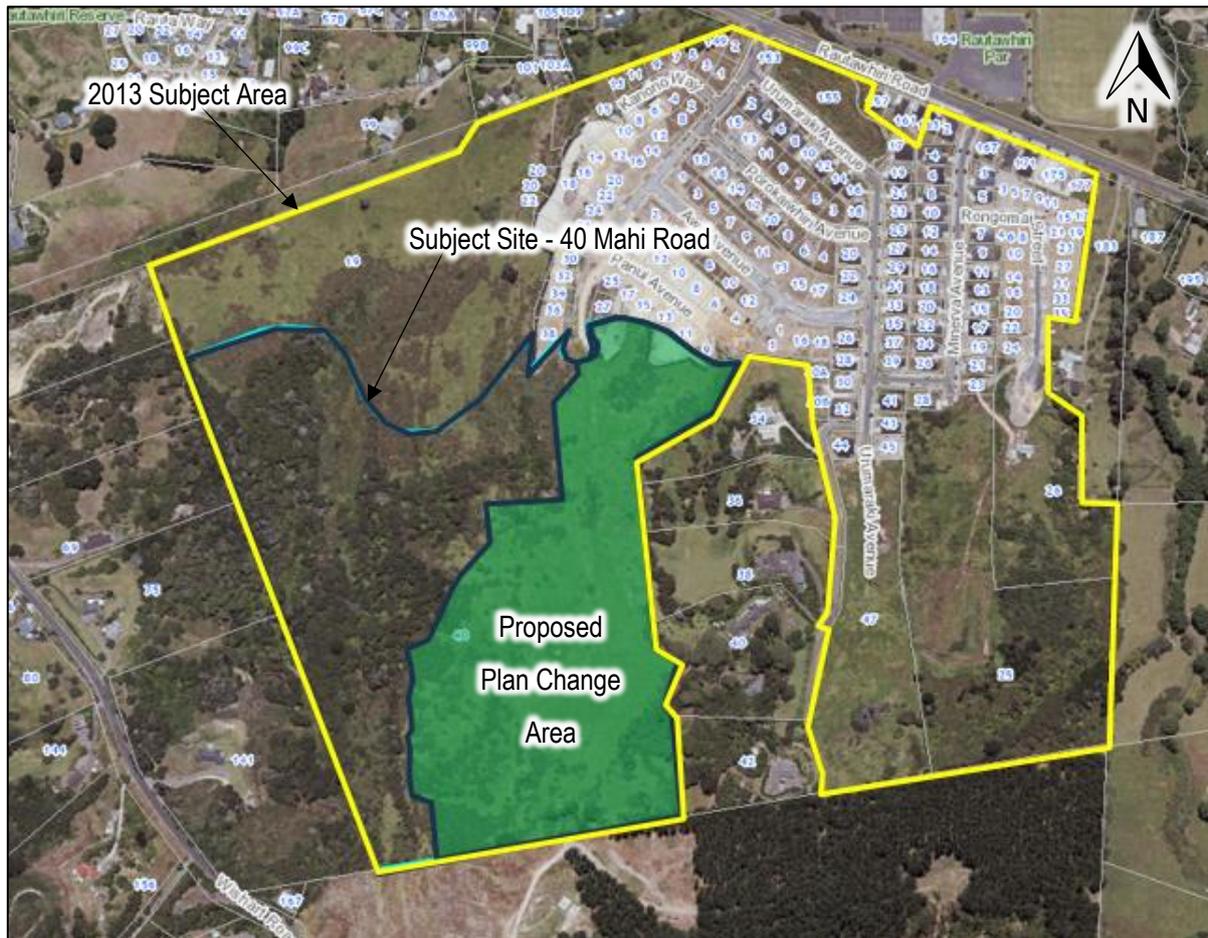
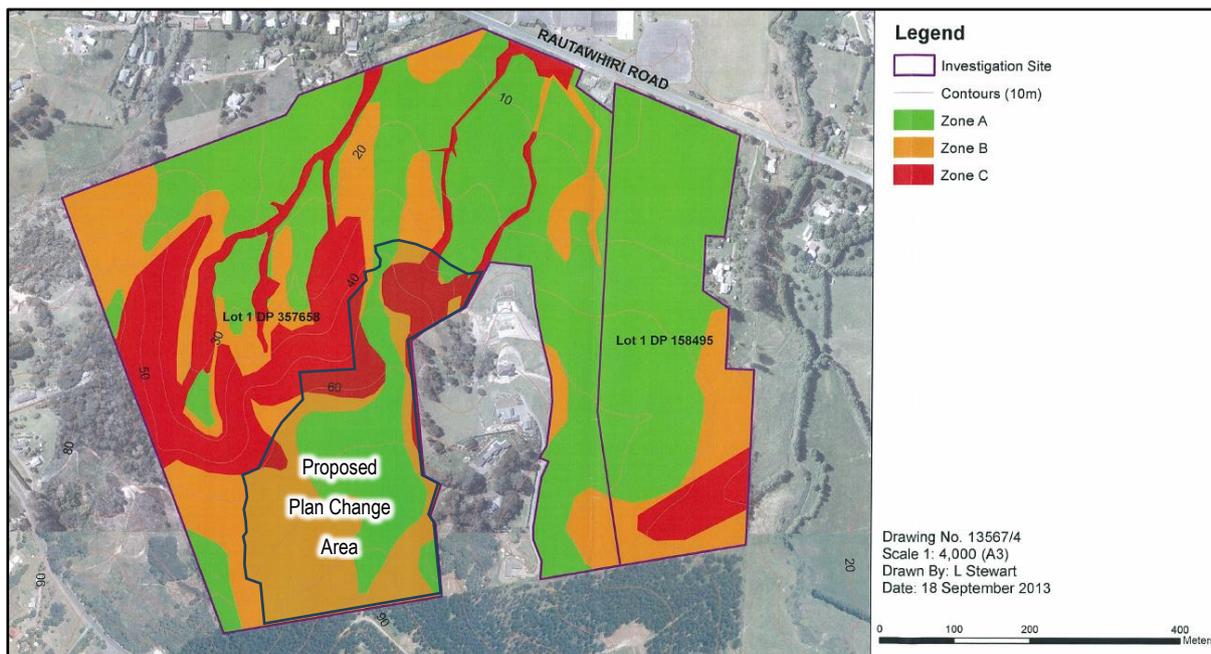


Figure 2: Subject Site (Aerial Image Source: Auckland Council GeoMaps Website)

## Conclusions and Recommendations

Our 2013 geotechnical report classified the bulk of the site as 'Zone A – Residential Building Zone' and 'Zone B – Specific Design Zone' as shown in Figure 3. Areas in the north and west of the site were classified as 'Zone C – Limited Building Zone'.

The steep embankment to the south of Mahi Road may be considered as Zone B.



**Figure 1: Subject Site** (Source: S&RC 2013 Report – Ref:13567)

Zone A was defined in our 2013 report as “land with little geotechnical constraints, including the land that is potentially suitable for residential development”.

Zone B was defined as land “generally suitable for residential development, however will require specific geotechnical investigation, specific design for building foundations, and potential design for remedial slope stability works (e.g. cut/fill earthworks and installation of buttress drainage)”.

Zone C was defined as “land where due to the present conditions of the hill slope or other geotechnical hazards development is not recommended”.

Based on our site walkover we consider no change is required to our 2013 zonation outlined above.

Zones A and B are considered suitable for residential development subject to the recommendations of our 2013 report, including specific geotechnical investigation prior to Resource Consent application.

Following subdivision bulk earthworks a Geotechnical Completion Report (GCR) is required to confirm geotechnical conditions for proposed building areas. This will include foundation design parameters, soil expansivity testing and classification, and lot-specific geotechnical constraints/recommendations.

The margin areas classified as Zone C will require specific geotechnical investigation, analysis, and assessment prior to application for Resource Consent. That assessment is expected to result in the establishment of Building Restriction Lines (BRL's) specific to the observed hazards, and associated recommendations/requirements regarding potential remedial works to mitigate or limit the risk/effects of the hazard.

We consider the proposed Private Plan Change to be geotechnically suitable, subject to the requirements of this letter and our 2013 report. No additional geotechnical investigation or reporting is considered necessary at this stage, however must be completed as outlined above prior to application for Resource Consent.

We trust the above is satisfactory. If you have any queries, please contact us at your convenience.

Yours faithfully

SOIL & ROCK CONSULTANTS

Prepared by:



**Randy Lineses**

Senior Geotechnical Engineer  
MEngNZ

Reviewed and Authorised by:



**Byron Smith**

Senior Engineering Geologist  
MEngNZ