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22 March 2023

Our Ref: 21139 (Geotechnical) & 21140 (Environmental)

Aedifice Development N.1 Ltd

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GEOTECHNICAL & ENVIRONMENTAL MEMO TO SUPPORT COMMERCIAL PLAN CHANGE 53 BIRCH RD, 2 & 19 GOLDINGS RD, 212 EAST ST, PUKEKOHE (PC76)

Introduction

Soil & Rock Consultants (S&RC) was requested by Civix Ltd on behalf of the client to provide a Geotechnical and Environmental memorandum relating to a proposed commercial plan change at 53 Birch Rd, 2 & 19 Goldings Rd, 212 East St, Pukekohe.

S&RC have completed geotechnical and environmental assessments and reports to support the proposed residential Plan Change (PC) of the land comprising 53 Birch Rd, 2 & 19 Goldings Rd, 212 East St, Pukekohe, known as Plan Change 76, "PC76". We have also provided supporting evidence at the recent November 2022 PC hearing.

Proposed Development

We have been informed that acceptance of PC76 is imminent and the client intends to apply for an additional PC from residential to commercial in the south-eastern portion of the site (19 Golding Road), as indicated on Figure 1.

A concept drawing of the proposed commercial development by Smith Architects shows the development area which generally comprises retail structures (including supermarket, café and medical buildings), a public area (playground) and parking. The concept drawing is shown below in Figure 2.

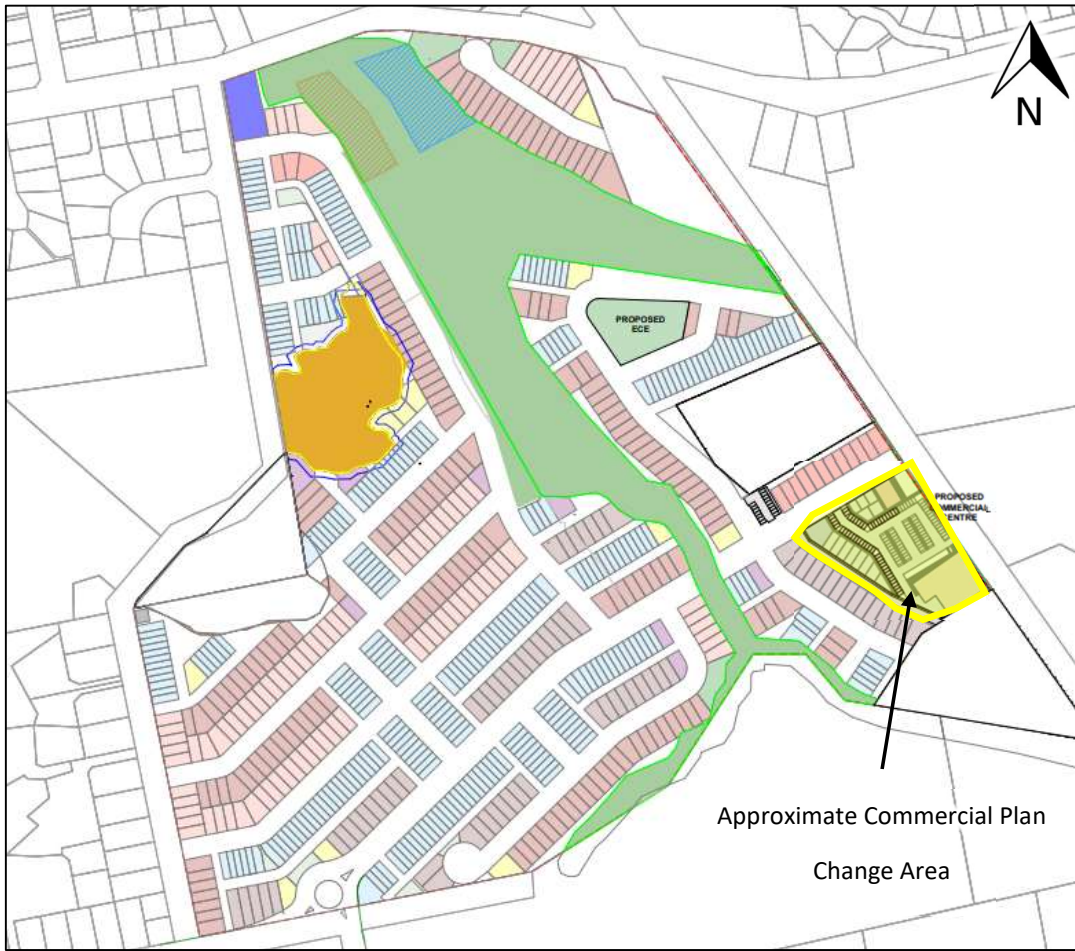


Figure 1: PC76 Plan Change Area (Source: Civix Ltd Earthworks Report)



Figure 2: Proposed Commercial Development (Source: Smith Architects)

Conclusion

Geotechnical

Our Geotechnical reporting concluded that there are no natural geotechnical hazards that are considered an undue impediment to subdivision/construction (respectively) or that cannot be reasonably addressed by typical engineering design and construction.

We consider that geotechnical implications relating to commercial development can be addressed during investigations and reporting at Building Consent stage and therefore, we consider the proposed commercial PC does not change the findings and recommendations of our previous Geotechnical Investigation Reports, “*Geotechnical Assessment Report to Support a Private Plan Change at 53 Birch & 2, 19, 26 & 52 Golding Road, 212 East Street, Pukekohe. Rev B. Dated 20 October 2021. Job No. 21139*” and ‘*Geotechnical Investigation to Support Resource Consent, 53 Birch Road, 2 & 19 Golding Road & 212 East Street, Pukekohe*’ dated 08 March 2022’ and that commercial development of the south-eastern portion of the site is suitable from a Geotechnical perspective.

Environmental

Our Environmental reporting concluded that the site is generally suitable for residential development.

Environmental (contamination) criteria relating to commercial development are less stringent than for residential development and as such, we consider the proposed commercial PC does not change the findings and recommendations of our previous Environmental Assessment reports, ‘*Environmental Site Assessment: Preliminary Site Investigation for 212 East Street, 53 Birch Road and 2, 19, 26 & 52 Golding Road, Pukekohe, Revision B, dated 22 October 2021, Ref: 21140*’, and that commercial development of the south-eastern portion of the site is suitable from an Environmental perspective.

Limitations

This report has been prepared by Soil & Rock Consultants for the sole benefit of Aedifice Development N.1 Ltd (the client) and their respective representatives, with respect to the proposed commercial plan change at 53 Birch Rd, 2 & 19 Goldings Rd, 212 East St, Pukekohe and the brief given to us. The data and/or opinions contained in this report may not be used in other contexts, for any other purpose or by any other party without our prior review and agreement. This report may only be read or transmitted in its entirety, including the appendices.

The recommendations given in this report are based on data obtained from discrete locations and soil conditions between locations are inferred only. This report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using

experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.

Yours faithfully

SOIL & ROCK CONSULTANTS

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