



10 June 2022

The Rise Ltd
c/ Mark Rowbotham
mark@traversedevelopments.co.nz

RE: Proposed Private Plan Change at 30 Cove Road, Mangawhai.

Wiley Geotechnical Limited (WGL) was requested by Mark Rowbotham to provide a Letter regarding the geotechnical aspect of a proposed private plan change inclusive of their property at 30 Cove Road, Mangawhai. WGL has received an aerial photograph illustrating the boundary of the area for which the proposed plan change is to take effect. WGL has previously produced a geotechnical investigation report for the proposed residential development of our client's property (Ref No. 16030, dated 15 August 2017). This report covered both the western part of the site which has since been developed, as well as the eastern part of the site which remains undeveloped to date.

In line with the findings and recommendations of our previous report, we consider the client's undeveloped property to generally be suitable for subdivision. We understand the proposed plan change would allow for increased density of development. We consider the development of the site to likely be suitable for increased density from a geotechnical perspective, based on our original investigation; however, further investigations shall be required at subdivision stage to confirm suitability and the extent of constraints.

The remaining area of the proposed plan change comprises properties owned by others. We have little geotechnical data across these sites to determine suitability of increased density; however, based on the GNS geological maps and our knowledge of the local area, the southern part of the plan change area initially indicates no major geotechnical constraints for future development while noting that residential development has already been carried out on most properties. The central area of the proposed plan change comprises a main watercourse trending north east to south west. This area is likely to pose significant constraints relating to development of residential Lots. These aspects would be investigated and constraints outlined at the subdivision stage.

One of the main considerations with increased residential density across the proposed plan change area would be the increased stormwater run-off from future impervious areas and potential flood risk. We understand this aspect is being covered by others for the proposed plan change.

We understand that wastewater disposal for increased residential density would be provided by connecting into the existing EcoCare council wastewater network.

LIMITATIONS

- (i) This report has been prepared for the use of our client, The Rise Ltd and their professional advisers and the relevant Regional Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.

- (ii) Assessments made in this report are based on the ground conditions indicated from published sources, site inspections and subsurface investigations described in this report based on accepted normal methods of site investigations. Variations in ground conditions may exist between test locations and therefore have not been taken into account in the report.
- (iii) This Limitation should be read in conjunction with the IPENZ/ACENZ Standard Terms of Engagement.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned at matt@wileygeotechnical.co.nz if you require any further information.



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Associate Geotechnical Engineer



Matt Wiley, CPEng, CMEngNZ
Principal Engineer