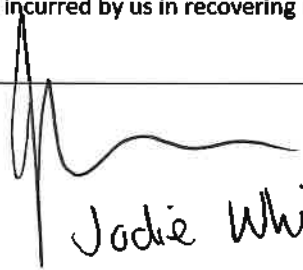


Form 1: Application for Land Use Resource Consent

V3

Pursuant to Section 88 of the Resource Management Act 1991

PART A - APPLICANT'S DETAILS	
Full Name:	Jodie White - RM, Designs.
Address for Service: (correspondence will be sent to this address, e.g. agent)	47 Springheld Rd. St Albans Christchurch. 8014
Telephone	03 354 6341
Facsimile	
Email (all correspondence will be sent electronically unless stipulated in Part I - Checklist)	jodie@rmdesigns.co.nz
Applicant is the <u>Agent</u> of the property (state whether owner, lessee, potential buyer etc.)	
Name and Address of Property Owner: (if different from above)	Poutini waioira 62 Shakespeare St Greymouth
Contact Details for Property Owner:	Telephone 0800 333 170
	Email lisa.tumahai@ngaitahu.wi.nz
<p>I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct.</p> <p>I undertake to pay all actual and reasonable application costs incurred by the Grey District Council in processing the application regardless of whether or not the application is granted.</p> <p>In the event of a default in payment, the customer will be charged interest on any overdue amount at the rate of 1.5% per month from the due date until full payment is made, and shall repay Grey District Council on demand any monies which Grey District Council may expend to make good any failure by the customer to comply with the payment terms.</p> <p>If you do not make any payment when due, in addition to any other remedies, we may recover from you any costs, expenses or disbursements incurred by us in recovering money from you, including without limitation, debt collection agency fees and legal fees.</p>	
Applicant's Signature: (or person authorized to sign on applicant's behalf)	
Name: (please print)	Jodie White
	Date: 09/05/2024
<p>Please note:</p> <ul style="list-style-type: none"> • Applications will not be received and processed until the minimum Deposit Fee is paid; • If the minimum Deposit Fee does not cover the full cost incurred by Council in processing the consent application(s), then the balance will be invoiced either on an interim basis, or at the time the decision on the consent application(s) is released • GDC reserves the right to suspend delivery of further goods and/or services if the terms of payment are not strictly adhered to by the Customer. 	

PART B – PROPERTY DETAILS	
Address of Site: <small>(give full details including street number)</small>	62 Shakespeare St Greymouth.
Legal Description: <small>(Lot, DP number etc)</small>	Lot 2 Deposited Plan 458169.
Size of Property	1346 sqm
Location <small>(The area or site in which the activity is to occur is commonly, or generally, known as)</small>	62 Shakespeare St Greymouth
Valuation Number <small>(this is a 10 digit number and may be located on your rates demand eg. 25440/000.00).</small>	25630/303.00
What is the current use of the site and surrounding area? <small>(rural, residential, commercial, natural)</small>	Residential - Medium Density
What is the topography of the site? <small>(flat/rolling etc)</small>	flat site
What vegetation types are on the site? <small>(domestic lawns & gardens/pasture/indigenous forest/wetland etc)</small>	domestic lawn & garden.
SERVICING	
Which services are supplied to the site	If yes, indicate how they are provided (i.e. reticulated, on-site, etc.)
Power	<input checked="" type="radio"/> Yes / No
Telephone	<input checked="" type="radio"/> Yes / No
Water	<input checked="" type="radio"/> Yes / No
Stormwater disposal method	<input checked="" type="radio"/> Yes / No
Sewage treatment method	<input checked="" type="radio"/> Yes / No
ROADING	
Transport	Please indicate existing and/or proposed access points to the subject site?
How will the site be accessed? <small>(Please show on the site plan that will be attached).</small>	refer to attached site plan & traffic report.

Part C – DESCRIPTION OF THE PROPOSAL

1. DETAILS OF THE PROPOSAL

Describe in as much detail as possible, the nature and extent of the proposed activities, include the reasons for non-compliance with the District Plan, if this is known, i.e. new residential building that is located within the required setback from the road boundary.

New single story building to house Poutini Waiora - Māori health and social services.
This building is located in a medium density residential zone. It has a non-compliance with the District Plan on the south-west boundary as shown on attached plans for set back.

2. PERMITTED ACTIVITIES

List any other activities that are part of the proposal to which the application relates. The purpose of this question is to capture things which need permission under other regulations, outside the RMA. For example, building works that are not part of this resource consent but still need building consent (Building Act 2004).

Part D – National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS):

The NESCS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (*HAIL*) is, has been, or is more likely than not to have been undertaken. The current *HAIL* is attached to the back of this application form. The *HAIL* can also be found at the Ministry for the Environment's website www.mfe.govt.nz.

To help determine whether or not the NESCS will apply to your activity please answer the following questions:

	Yes	No
Is an activity described on the <i>HAIL</i> currently being undertaken on the piece of land to which this application applies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has an activity described on the <i>HAIL</i> ever been undertaken on the piece of land to which this application applies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is it more likely than not that an activity described on the <i>HAIL</i> is being or has been undertaken on the piece of land to which this application applies?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

If 'yes' to ANY of the above, then the NESCS may apply. Please answer the following questions:

Activities	Yes	No
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake sampling soil	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake disturbing soil <ul style="list-style-type: none"> ○ Disturbance of soil more than 25m³ per 500m²? ○ Will the duration of the activity be longer than 2 months? 	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Is the activity you propose to undertake subdividing land?	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake changing the use of the land?	<input type="checkbox"/>	<input type="checkbox"/>

If 'Yes' to ANY of the above activities, then the NESCS is likely to apply.

2. Please provide an assessment of the proposed activity against the Grey District Plan

Please pay particular attention of the Objectives and Policies of the District Plan, which are set out in the relevant Environmental Area Sections. The Grey District Plan is available on our website www.greydc.govt.nz.

Please indicate by ticking the box of the relevant Environmental Area/s which apply to your proposal:

- | | | | | |
|-------------------------------------|--------------------------|---------------------------|--------------------------|-------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Residential
(16) | Township
(17) | Rural-Residential
(18) | Rural
(19) | Commercial/Industrial
(20) |

refer attached response to District Plan.

3. Provide an assessment of your proposed activity/activities against the matters set out in Part 2 (Part 2 of the RMA is attached to this application). Please assess EACH of the following Sections of Part 2:

Section 5 (Purpose) – (Note: Key parts here are: sustainable management to provide for social, economic and cultural wellbeing and health and safety. Sustaining natural and physical resources and safeguarding the life supporting capacity of air water, soil and ecosystems).

refer attached.

Section 6 (Matters of National Importance) – (Note: The key words are, coastal environment, waterbodies, outstanding natural features and landscapes, significant indigenous vegetation, public access to coast and waterbodies, Maori culture, and historic heritage).

refer attached

Section 7 (Other Matters) – (Note: The two most common matters under this section are (c) and (f) but ensure the entire section is reviewed as to whether relevant).

refer attached

Section 8 (Treaty of Waitangi) – (Note: are there any culturally sensitive sites or areas near your proposal? Refer to planning maps).

refer attached

PART F - ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (AEE)

An AEE is an essential part of the application and if it is not provided Council cannot assess the application. This is required under Schedule 4 of the RMA. The AEE should discuss all the actual and potential effects of your proposed activity or structure on the environment. The questions below are intended as a guide, and the amount of detail provided must reflect the scale and nature of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should also be included in the AEE. It may require the provision of information from specific experts (e.g. a traffic engineer). If the effects of the proposal are very minor, then a less detailed AEE can be submitted.

Consider and explain the effects on others on your property and / or other properties (e.g. shading of their property, stormwater flow, increased noise). How can these effects be avoided, remedied or mitigated?

refer attached

Consider and explain the effects on the wider community (e.g. increased traffic generation). How can the effects be avoided, remedied or mitigated?

refer attached

Consider and explain the effects on natural ecosystems (e.g. habitats for animals/ wetlands/ indigenous vegetation/waterways). How can these effects be avoided, remedied or mitigated?

refer attached

Consider and explain the effects on the landscape and visual amenity of the environment (e.g. buildings seen from the coast, vegetation clearance). How can these effects be avoided, remedied or mitigated?

refer attached

Consider and explain the effects on archaeological sites, historic buildings, notable trees or any other area with a recognized value (eg recreation or scientific area or site), and the effects on any culturally significant values associated with the area. How can these effects be avoided, remedied or mitigated?

refer attached

Consider and explain any existing or potential natural hazards? How can the effects of these hazards be avoided, remedied or mitigated?

refer attached

Are there any effects resulting from the proposed activity that should be monitored? How will the effects of the activity be monitored? Who will monitor these effects?

refer attached

Have you undertaken any consultation in relation to your proposal? If yes, please explain. Please attach any completed Approval of Affected Party forms and proof of consultation to your consent application.

refer attached

The reason for the application, and choosing this site are:

refer attached

Were other alternative sites considered? If yes, please explain.

No

State any additional effects of your activity here, and ways in which the effects can be avoided, remedied or mitigated.
Continue on separate sheet if necessary.

No additional affects other than already noted.

PART G – TERM OF CONSENT

Is a specific term required for the consent being applied for (months, years or indefinite): *indefinite*

Note: If not specified then the term will be indefinite if the activity is legally given effect to within five years.

PART H – ADDITIONAL/OTHER RESOURCE CONSENTS

Replacing an existing consent?

The application shall be lodged with Council at least 6 months before that consent expires.

Provide an assessment of the value of your investment. You need to:

- Specify the value of investment of the activities/infrastructure that are reliant on the resource consents/s you are applying for here. This must be the 'book value' of the investment (not the replacement value).
- Include evidence that supports the assessment

	Yes	No
Existing consents		
Do you hold any additional consents for this activity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, will these require variation or cancellation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Consents		
Is a building consent required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has this building consent been applied for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are any additional Resource Consents or other authorizations required for your proposal and have they been applied for? For example, Regional Council or Department of Conservation concession.

Type of Consent	Consent Authority	Applied for	
		Yes	No
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

PART I – CHECKLIST

Have you included the following:

	Yes	No
✓ Completed application form, including a full description of the proposal and an assessment of effects on the environment which includes sufficient detail for Consent Authority and any other interested party to fully understand the effects of the proposed activity.	<input type="checkbox"/>	<input type="checkbox"/>
✓ Resource consent fee (deposit)	<input type="checkbox"/>	<input type="checkbox"/>
✓ Certificate of Title (including copies of consent notices/existing easements etc - a copy of this can be obtained by Council for a fee)	<input type="checkbox"/>	<input type="checkbox"/>
✓ Completed and signed the HAIL sheet (back of application)	<input type="checkbox"/>	<input type="checkbox"/>
✓ Site plan	<input type="checkbox"/>	<input type="checkbox"/>
✓ Elevations	<input type="checkbox"/>	<input type="checkbox"/>
✓ Photographs	<input type="checkbox"/>	<input type="checkbox"/>
✓ Proof of Consultation	<input type="checkbox"/>	<input type="checkbox"/>
✓ Approval of affected party form(s) and signed site plans (owner(s) and occupier(s) of affected properties)	<input type="checkbox"/>	<input type="checkbox"/>
✓ Indicate here by ticking yes if you would like to see draft conditions prior to a decision being issued on your resource consent application. In making this request you agree to an extension of the statutory processing time limits pursuant to section 37 of the Resource Management Act 1991 in order to accommodate this request.	<input type="checkbox"/>	<input type="checkbox"/>
✓ Indicate here by ticking yes if you require paper copies (i.e. posted) of correspondence relating to this application.	<input type="checkbox"/>	<input type="checkbox"/>

A supplementary application form may be required depending on your consent type. Please tick the forms that have been included with the application

Form 1A: Hazardous Substances	<input type="checkbox"/>	Form 1D: Relocated Buildings	<input type="checkbox"/>
Form 1B: Commercial and/or Industrial Activities	<input type="checkbox"/>	Form 1E: Heritage Features	<input type="checkbox"/>
Form 1C: Signage	<input type="checkbox"/>	Form 1F: Historic Trees	<input type="checkbox"/>

Contact Details

GREY DISTRICT COUNCIL
105 Tainui Street
PO Box 382, Greymouth
Phone: 03 769 8607 Fax: 03 769 8610 Email: planning@greydc.govt.nz
www.greydc.govt.nz

Copy of Part 2 of the RMA

5 Purpose

The purpose of this Act is to promote the sustainable management of natural and physical resources.

- 1) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - c) avoiding, remedying, or mitigating any adverse effects of activities on the environment

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:
- (g) the protection of protected customary rights.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
- (ba) the efficiency of the end use of energy:
- (c) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (e) *[Repealed]*
- (f) maintenance and enhancement of the quality of the environment:
- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:
- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Grey District Council Hazardous Activities and Industries Checklist

Prior to any changes in the use of land including constructing/altering buildings, creating foundations, undertaking earthworks, soil sampling or subdivision, the National Environmental Standard (NES) for Assessing Contaminants in Soil to Protect Human Health requires the land owner to identify whether or not any of the activities listed below have previously, currently or are going to be undertaken on the site.

Further information on the NES and the Ministry for the Environment's Hazardous Activities and Industries List (below) can be found at www.mfe.govt.nz.

Using information from the West Coast Regional Council, Grey District Council's property files, anecdotal evidence and any other reference, **read through the following list and please tick if the activity has previously occurred or will occur on the site.**

Hazardous Activities and Industries List (HAIL)

Chemical manufacture, application and bulk storage	Y	N
Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chemical manufacture, formulation or bulk storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial analytical laboratory sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Corrosives including formulation or bulk storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fertiliser manufacture or bulk storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gasworks including the manufacture of gas from coal or oil feedstocks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Livestock dip or spray race operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paint manufacture or formulation (excluding retail paint stores)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage tanks or drums for fuel, chemicals or liquid waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Electrical and electronic works, power generation and transmission	Y	N
Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores,		/
Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment		/
Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices		/
Power stations, substations or switchyards		/
Explosives and ordnances production, storage and use	Y	N
Explosive or ordnance production, maintenance, dismantling, disposal, bulk storage or re-packaging		/
Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors		/
Training areas set aside exclusively or primarily for the detonation of explosive ammunition		/
Metal extraction, refining and reprocessing, storage and use	Y	N
Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material		/
Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds		/
Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds		/
Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals		/
Engineering workshops with metal fabrication		/
Mineral extraction, refining and reprocessing, storage and use	Y	N
Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition		/
Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)		/
Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process		/
Commercial concrete manufacture or commercial cement storage		/
Coal or coke yards		/
Hydrocarbon exploration or production including well sites or flare pits		/
Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings		/
Vehicle refuelling, service and repair	Y	N
Airports including fuel storage, workshops, washdown areas, or fire practice areas		/
Brake lining manufacturers, repairers or recyclers		/
Engine reconditioning workshops		/
Motor vehicle workshops		/
Port activities including dry docks or marine vessel maintenance facilities		/

Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas			<input checked="" type="checkbox"/>
Service stations including retail or commercial refuelling facilities			<input checked="" type="checkbox"/>
Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances			<input checked="" type="checkbox"/>
Cemeteries and waste recycling, treatment and disposal	Y	N	
Cemeteries			<input checked="" type="checkbox"/>
Drum or tank reconditioning or recycling			<input checked="" type="checkbox"/>
Landfill sites			<input checked="" type="checkbox"/>
Scrap yards including automotive dismantling, wrecking or scrap metal yards			<input checked="" type="checkbox"/>
Waste disposal to land (excluding where biosolids have been used as soil conditioners)			<input checked="" type="checkbox"/>
Waste recycling or waste or wastewater treatment			<input checked="" type="checkbox"/>
Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment			<input checked="" type="checkbox"/>
Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment			<input checked="" type="checkbox"/>

If you have answered yes to any of the above, the NES applies to the land. Please consult the NES and if you have any questions, contact the Planning Department.

Statement:

I hereby certify that to the best of my knowledge the information given is true and correct.

Name:

Jodie White

Signature:

Jodie White

Date:

23/5/24





27th June 2024

Grey District Council
Planning Department

To Whom it May Concern,

RE: RESOURCE CONSENT APPLICATION - 62 Shakespeare Rd, Greymouth.

Grey District Plan

Description of activity: New single-story building to house Poutini Waiora – Māori health and social services. This building is in a Medium Density Residential area. We are seeking resource consent approval to locate this building and its services at 62 Shakespeare St, Greymouth.

Non-complying: The southwest boundary crosses into the set back on the back end of the building. Minor breach on the front end. Please refer to plans for breach.

Parking requirements: There will be 20 staff employed, however these staff are on a floating roster and will not be all on site at the same time. At anyone time there will be approximately 10 to 15.

Signage: signage exceeds 0.5m²

Environmental effect: The activities on this site are not foreseen to have any environmental impact. All services on site are contained within and discharged using approved council sanitary systems. Land use will have no adverse effect on the environment to what is currently acceptable in this zone.

Natural hazards: Grey District plan & TTPP plan is not showing any natural hazards to this site.

Drawings: please find attached the resource consent drawings showing site, boundary, building location, elevations, landscape, hardscape, easement areas & recession lines.

Grey District Plan Chapters:

3 Utilities

There will be no more adverse effect on the operation of utilities than what is currently being used on site. All sewage will be disposed of in a manner that maintains public Health and does not adversely affect water quality, ground condition, habitats, and air quality.

4 Landscape

There are no outstanding natural features and landscapes on this site. Please refer to our landscaping plan for proposed planting.

5 Significant indigenous vegetation and fauna

62 Shakespeare St is not considered to be recognised as significant in vegetation and or fauna. Proposed landscape plan will use New Zealand natives in its planting scheme.

6 Waterways and Margins

62 Shakespeare St is not considered in this zone so is not applicable.

7 Coastal Environment

62 Shakespeare St is not within the coastal set back. It is however considered part of the coastal environment. This building will have no more impact on the coastal environment than what is currently approved for this area.

8 Signs

In this consent we are requesting to add 2 signs to the site. One at the entry point within the site to help with wayfinding from the road. The other will be on the building. These signs show the activity on this site and will be clear and not cluttered. The size of the signs is in accordance with the sign design guidelines and will not adversely affect traffic safety. Refer to attached plans for sign locations and an indication of what is proposed.

The signs will be sited so that they do not restrict visibility to and from the property accesses.

The signs will not conflict with the colour combinations or shape of traffic control signs.

The signs and support structures will be maintained.

9 Natural Hazards

62 Shakespeare St is not noted under the Natural Hazards TTPP plan as a natural hazard area.

10 Tangata Whenua

Full acknowledgement to tangata whenua is recognised for this site. This building is to provide health and social services to the local community, run and owned by Poutini Ngāi Tahu for the local community. Services have a priority target of māori however service all ethnicities with health and social services enhancing the connection to place and community.

11 Hazardous substances

Hail report has been requested from West Coast Regional Council and is attached to this application. This site is not on the HAIL register.

12 Transport

We have attached our transport report from NEMAN. This is to support the district plan and its objectives.

13 Subdivision

Subdivision is not sort for this application.

14 Heritage

This site is not listed on the heritage plan so not applicable for this application.

15 Financial contributions

Any requirements by the council for a contribution is acknowledged.

16 Residential environmental area

This building will be providing non-residential activities. To avoid any adverse effects on the residential environment the new building will be set back from the road frontage by 24.305m. This will provide more privacy for the users of the premises and give the surrounding residents their privacy as well. The height of the building has remained single story, giving the neighbors the same privacy as previously enjoyed. The large set back from the road maintains an open space to the site and will incorporate landscaping to soften the approach to the building from the road. Parking has been provided on site to limit the on-

road parking. Style and design of the building has considered the position of this facility in its community and will lift the standard of appearance so not to detract of the neighborhood amenities. No upgrade will be required for the national grid infrastructure.

This facility will enable a low impact non-residential activities in which any adverse effects on the surrounding residential environment have been minimized by way of building size, planting and privacy from the street.

All direct surrounding neighbours have been consulted with personally by the agent and shown the resource consent plans. The neighbours that we were not able to arrange a personal meeting with have been provided with a copy of these plans to their mailbox.

The feed back we have received to date has been positive.

Hours of operation are 8am-5pm – Monday to Friday

Noise from site is retained within building at a level of office and meeting room levels.

Vehicle movements are restricted to personal cars, no heavy vehicles or delivery's required. 10 carparks are shown on site. Traffic movement would be related to appointments each day for clients consultations. Traffic assessment has been provided by Neman and is attached.

National Policy Statements (NPS):

New Zealand Coastal Policy

Greymouth is within the NZCP zone. The resource consent for 62 Shakespeare St will not have any adverse effect on the NZCP. Our proposal is a betterment of this site with new indigenous plantings where currently this is limited. There is no further effect to this site than what is currently happening as far as the NZCP is concerned. We will only be improving the NZCP on site.

National policy statement on urban development

Policy has been considered and is not relevant to this site. No development is requested only change of use. The change of use will not have an impact on the area. A large setback and onsite parking has been provided to mitigate.

National Environmental Standards (NES)

The resource consent for 62 Shakespeare St will not have any effect on the NES. We do not seek to obtain or discharge any more or less than what is already allowed for on this site.

Regional Policy – West Coast Regional Policy This policy has been assessed and issues replied to as follows:

Significant issues for Poutini Ngāi Tahu –

Poutini Ngāi Tahu are the owners of this build and the change of use for this site is for the purpose of Maori health services.

Resilient and Sustainable Communities –

the change of use for this land is due to the increasing population and its needs for these services. This building will support the community it is based in.

Use and Development –

Owners of this land and proposed services are tangata whenua of this area and recognise the role of the resource use and development on the West Coast.

They will manage any issues that may/may not arise to protect the natural and physical resources.

Regionally Significant Infrastructure (RSI) –

additional infrastructure is not required for this site.

Ecosystems and indigenous biological diversity –

as owners of the land and this development Ngai Tahu are taking all opportunities to recognise and provide for culture and traditions. The inclusion of indigenous planting and cultural artwork to the road frontage, and the indigenous health services provided within will increase the areas indigenous biological diversity.

Natural Character –

we will not be adversely affecting the natural character of the regions wetlands, and lake and rivers and their margins. Our location is not near these natural occurrences.

Natural Landscapes and Features –

we will be improving on the landscape to this site.

Land and Water –

all water received and disposed of on site will be through existing council services.

Coast Environment –

all coastal environment values will be adhered to, while providing for the area's economic, social, and cultural wellbeing.

Air Quality –

no adverse effects around air quality are foreseen. The building will improve people's health and replace an old building with the current NBS requirements.

Natural Hazards –

62 Shakespeare is not within the natural hazard zone.

Resource Management Act 1991 – Part 2

Section 5 (purpose) – 62 Shakespeare St currently has an old dwelling nearing its end-of-life use. This dwelling will be removed to make way for a new building (refer to attached plans). This will not exceed the existing residential site coverage and will remain a single story building as previously located on this site. No further requirements from the local infrastructure, air, water, soil, and ecosystem are sort for this change of use. We will be avoiding, remedying or mitigation any adverse effects of activities on the environment during this build by way of run off protection and waste collection.

Section 6 (matters of National Importance) – There is currently no natural features and landscape on this site. We will be increasing the indigenous landscape to this site. This site is not on a public access way to marine, lakes or rivers and has no proximity to them so will have no adverse effects to this or their margins. This site is only noted for Pounamu historically and during any excavation if pounamu is found this will be handed directly to the local iwi. No subdivision is requested.

Section 7 Other Matters –

a) kaitiakitanga: The owners of this land are Poutini Ngai Tahu therefore Kaitiaki of the area. The purpose of this resource consent is to ensure that kaitiakitanga for maori health services are available to the local community.

(aa) the ethic of stewardship: in providing the health services they will be honouring the responsibilities of service to the community.

(b) the efficient use and development of natural and physical resources: no more natural and or physical resources are required for this change of use to this site.

(ba) the efficiency of the end use of energy: end use of energy regarding this site is only electricity, no more than currently allocated to this site is required.

(c) the maintenance and enhancement of amenity values: the natural and physical qualities and characteristics of this building will contribute to people's appreciation of this site, which currently it is lacking.

(d) intrinsic values of ecosystems: this is not applicable to this site

(e) [Repealed]

(f) maintenance and enhancement of the quality of the environment: acknowledged and enhancement through indigenous landscaping will be used and maintained.

(g) any finite characteristics of natural and physical resources: no finite issues

(h) the protection of the habitat of trout and salmon: this is not applicable to this site, all run off is contained and dealt with via the council infrastructure.

(i) the effects of climate change: The new building will be more energy efficient than the current building. Where possible cradle to grave materials will be used.

(j) the benefits to be derived from the use and development of renewable energy. Noted and are to be considered.

Section 8 Treaty of Waitangi – all principles of the Treaty of Waitangi (Te Tiriti o Waitangi) will be considered to protect natural and physical resources. This site is outside of any SASM's to this area. Pounamu if found on site during site works will be returned to the local Iwi.

Assessment of effects on the environment (AEE)

Effects on our property and other:

There will be no further affect to shading that what is currently allowed on this site. This building sits within the recession line. There will be stormwater collected on site than what is currently happening due to a larger roof area, this will be dealt with via the council infrastructure. There will be no increase in noise due to the nature of the work within limited to talking level.

Effects on wider community:

Please refer to the traffic management report which has assessed the increased traffic generation to this location. We also have a large amount of onsite parking to reduce street parking.

Effects on Natural ecosystems:

There will be no great affect on the natural ecosystems. We will help to increase the natural ecosystems with the inclusion of indigenous planting.

Effects on the landscape and visual amenity of the environment:

We have a considerable set back from the road which will offer privacy from the street and give neighbouring sites protection with fencing and landscaping. This site is in a residential zone over a 1km from the coast.

Effects on archaeological sites:

62 Shakespeare St Greymouth is not noted as an historical building site. This area is part of the pounamu gathering area. Any pounamu found during site works will be logged and

returned to local Iwi. Any other items of interest will also be noted and logged and handed over to the relevant authorities.

Existing or potential natural hazards:

62 Shakespeare St is noted earthquake zone 1, this building is designed to 100% of the NBS. It is outside of the flooding area to the closest water source (Sawyers Creek).

Effects resulting from the proposed activity that should be monitored:

There are no effects that require monitoring on this site.

Consultation in relation to the proposal:

The landowner and its Iwi have been in full consultation as to location/design and the positive outcomes for the community it will serve with this facility.

Reason for application and site chosen:

Application is for change of use from residential Medium to commercial for this site only. This site was chosen as it is already owned by the Iwi and is located within the community it wishes to serve. Proximity to the community is paramount in being able to provide a health service that is easy to access and provides free parking.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 595550
Land Registration District Westland
Date Issued 07 December 2012

Prior References
WS2D/1077

Estate Fee Simple
Area 1346 square metres more or less
Legal Description Lot 2 Deposited Plan 458169

Registered Owners
Poutini Waiora

Interests

Subject to a right (in gross) to drain sewerage and stormwater over part marked B on DP 458169 in favour of Grey District Council created by Easement Instrument 9263838.3 - 7.12.2012 at 1:44 pm

The easements created by Easement Instrument 9263838.3 are subject to Section 243 (a) Resource Management Act 1991

Jodie White

From: Kaya Clement <kaya.clement@wrc.govt.nz>
Sent: Monday, 13 May 2024 3:00 pm
To: Jodie White
Subject: Re: 62 Shakespeare Rd, Greymouth - HAIL

Good afternoon Jodie,

Thank you for your query, The property in question is **not** on our HAIL/SLUS registry.



Property (West Coast): Pokeka Poutini Ngai Tahu Limited

Valuation ID	2563030300
Valuation ID (Formatted)	25630/303.00
Assessment Number	786,624
Street Address	62 Shakespeare Street
Suburb/Town	Greymouth
Location	62 Shakespeare Street, Greymouth
Legal Description	deleted dd as advised by lawyer
Capital Value (\$)	265,000.00
Land Value (\$)	200,000.00
Improvements Value (\$)	65,000.00
Ratepayer Name (1)	Pokeka Poutini Ngai Tahu Limited
Ratepayer Address	12 Revell Street Hokitika 7810
Postal Address (1)	12 Revell Street
Postal Address (2)	Hokitika 7810

Kind regards,
Kaya

Kaya Clement

Planning Technician | West Coast Regional Council

✉ kaya.clement@wrc.govt.nz | 📞 +64 3 768 0466 ext. 9071 | 📠 0272100841



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From: Jodie White <jodie@rmdesigns.co.nz>
Sent: Monday, May 13, 2024 1:23 PM
To: WCRC Hail Requests <hail@wrc.govt.nz>
Subject: 62 Shakespeare Rd, Greymouth - HAIL

Hi,

Are you able to tell me if 62 Shakespeare Rd in Greymouth is on the HAIL register?

Regards
Jodie White
Office Overlord

A:47 Springfield Rd, St Albans, CHCH P:03 3546341 M:0273503018
F:www.facebook.com/rmdesignsnz/ W:www.rmdesigns.co.nz I:#rmdesignsnz

Form 4

Certificate attached to Project Information Memorandum

Section 37, Building Act 2004

RE: BC240090, Poutini Waiora, 62 Shakespeare Street, Greymouth 7805

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

Compliance will need to be achieved with the following chapters:

Chapter 16.7 Residential Environmental Area

16.7.17(c) Non-residential activity. The maximum floor area for a non-residential activity is 50m², therefore resource consent is required.

16.7.17(d) The plans do not confirm hours of operation.

16.7.17(e) The plans do not confirm noise compliance.

16.7.17(f) Vehicle movements, non-rural activities only permit up to 2 heavy vehicle movements per day and 10 other vehicle movements per day. If compliance can not be achieved with this rule, resource consent will be required.

Appendix 2 Signage:

22.3 Signs in Residential Environmental Area points a) to g). The sign proposed exceeds 0.5m² therefore resource consent is required.

Appendix 4 Transportation:

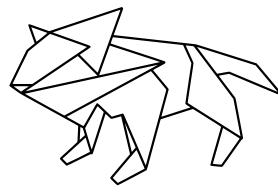
Table 24.1 Minimum Parking Space Requirements. Parking is required for Health Care Services and Offices. Confirmation will need to be provided to confirm the number of professionals and staff, as this has bearing on the number of car parks provided. GFA of office area will also need to be considered in this calculation. If sufficient parking is not provided and resource consent is required, it is recommended a Intergrated Traffic Assessment is provided as part of an application to provide information on (but not limited to) traffic movements, number of staff, number of customers, queuing space, loading areas, safety and efficiency of the site, pedestrian safety and any other relevant assessment transportation matter under Appendix 4.

24.2.8.1 and 24.2.8.2 Loading Space Requirement, and identification of which car park is to be utilised for loading, this has not be shown on the plan.

As these resource consents will or may materially affect the building work to which the attached project information memorandum or building consent relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Emma Turnbull
Planning Consultant
On behalf of: Grey District Council
Issue Date: 26 June 2024

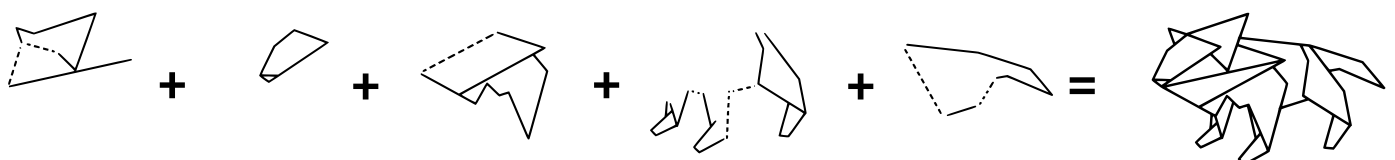


Transport Assessment Report

240058

PROJECT:

Transport Assessment Report- Poutini Waioira Medical
62 Shakespeare Street, Greymouth



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Project Title		Transport Assessment Report			
Project Number		240058			
Client		RM Design Ltd.	Client Contact		
Rev	Date	Revision details/status	Prepared by	Verifier	Approver
0	22/05/24	Resource Consent	SM	DB	DB
1					
2					
2					
Current Version		0			

Approval			
Author Signature		Approver Signature	
Name	Sujan Maharjan	Name	Dinesh Budhathoki
Title	Civil Engineer	Title	Principal Civil Engineer

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1. INTRODUCTION

1.1. SITE AND SURROUNDS

The application site is legally described as Lot 2 DP 458169. The proposed new building is located at 62 Shakespeare Street, Greymouth.

The application site is within the Residential Zone (*under the operative Grey District Plan*)

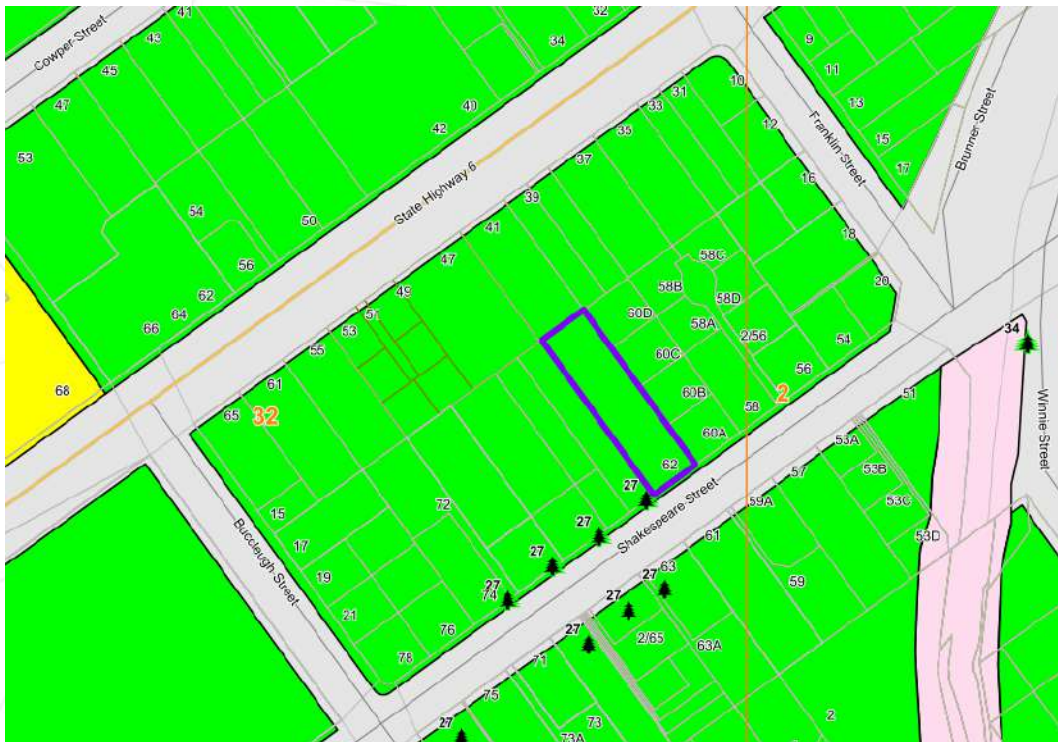


Figure 1: Operative Planning Map Source: Grey District Council GIS.

2. TRAFFIC IMPACT ASSESSMENT

2.1. APPROACH

Nemean Consulting Ltd has been engaged by Rm Design Ltd to undertake a traffic assessment for a proposed new Poutini Waiora Medical at 62 Shakespeare Street, Greymouth.

The assessment is based on the proposed development plans provided by RM design (refer Appendix A). The client has requested this report to assess whether the transport assessment align with the district plan for the proposed new at 62 Shakespeare Street, Greymouth.

This report is intended to provide supportive documentation for the Resource Consent application.

2.2. SUITABILITY OF THE EXISTING ROW ACCESS

The Shakespeare Street section of the road indicates traffic volumes are an annual average daily traffic (ADT) of 2,839 and 3% heavy vehicles per day, based on Council’s Road Assessment Maintenance Management System (RAMM) database. See figure 2.

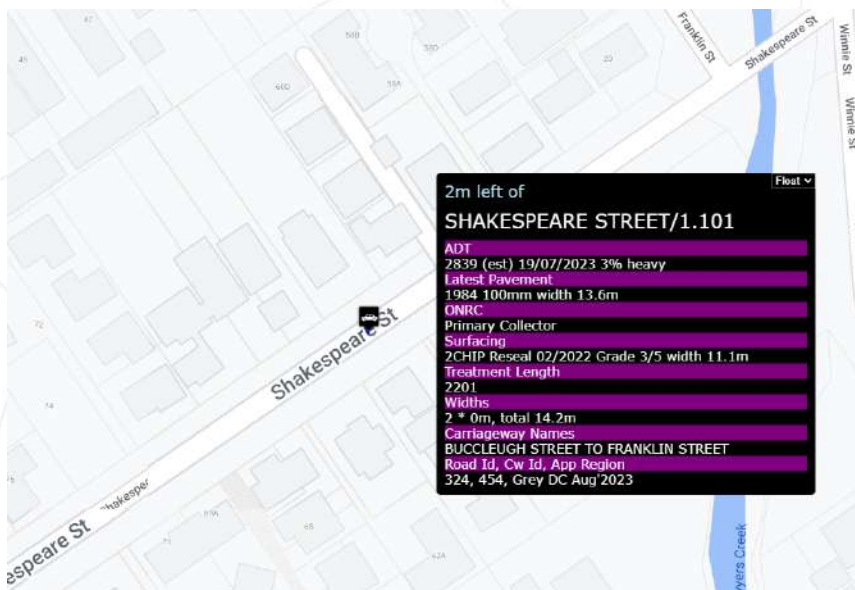


Figure 2. Grey District Council Mobile Road information

TABLE 25.2 PRIVATE WAY, VEHICULAR ACCESS AND MISCELLANEOUS PROVISIONS (NOT INCLUDING LEGAL ROADS)

Environmental Area	Potential No of Units	Length	Legal Width	Carriage -way Width	Turning Area	Passing Bay	Footpaths
Residential Township	0-4	All Lengths	4	3.0	Required if over 50m in length	Optional	Optional
Residential Township	5-10	0-50	4	3.5	Required	Required	Optional
Residential Township	5-10	Over 50	4.5	4.0	Required	Required	Required
All Other Environmental Areas	0-10	All Lengths	6.0	4.0	Required	Optional	Optional
All Environmental Areas	Service Lanes	All Lengths	6.0	4.0	Required if blind end.	Optional	Optional
All Environmental Areas	Pedestrian Access	All Lengths	2.1	2.1	N/A	N/A	N/A
All Environmental Areas	Access Ways and Cycle Ways	All Lengths	2.1	2.1	N/A	N/A	N/A
Minimum Height Clearances Vehicular Access and Service Lanes							3.5m

Figure 4. Grey District Council District Plan Table 25.2 (Source- GDC plan).

2.3. SIGHT DISTANCE

Approach sight distance (ASD) ensures that approaching drivers are aware of the presence of a crossing. The line of sight must not be obstructed as it ensures that the driver is aware of the crossing by seeing the pavement markings and other cues even if there is no pedestrian on the crossing, and is therefore alerted to take the appropriate action if a pedestrian steps onto the crossing. ASD should be provided at all formal, marked pedestrian crossings.



Figure 5. Sight line from 62 Shakespeare Street Both directions.

The table below provides an indication for minimum approach sight distances as per NZTA for approach sight distance. Given that Shakespeare Street is 50km/hr zone ASD of 48m will be met.

Table: Minimum approach sight distances

Approach vehicle speed (km/h)	ASD (m)
10	5
20	13
30	22
40	34
50	48
60	64
70	83
80	103

TABLE 24.4 MINIMUM ACCESS SIGHT DISTANCES

DRIVEWAY CLASSIFICATION	*Operating Speed (km/h)	MINIMUM SIGHT DISTANCE (metres)	
		FRONTAGE ROAD CLASSIFICATION	
		COLLECTOR	ARTERIAL
LOW VOLUME Up to 200 vehicle manoeuvres per day	50	45	90
	70	85	140
	80	105	175
	100	160	250
HIGH VOLUME More than 200 vehicle manoeuvres per day	50	90	90
	70	140	140
	80	175	175
	100	250	250

All above mentioned sight line will be met on site during construction phase and council staff will verify as per District plan and any other relevant standards.



Figure 6: Sight distance

2.4. PARKING REQUIREMENTS

According to Table 24.1 of the GDP, the minimum parking space requirement for residential purposes is 1 space per residential unit. However, the proposed development is health care service which requires 2 spaces per professional plus 1 space per 2 staff. The client has provided a total of 10 on-site parking spaces. Additionally, 1 car parking space provision for mobility car park as per NZS 4121:2001 *Design for access and mobility* has been provided as shown in figure 6 below.

Additionally, Shakespeare Street has plenty of on-street parking available to account car parking requirements for peak period for the visitor if required.

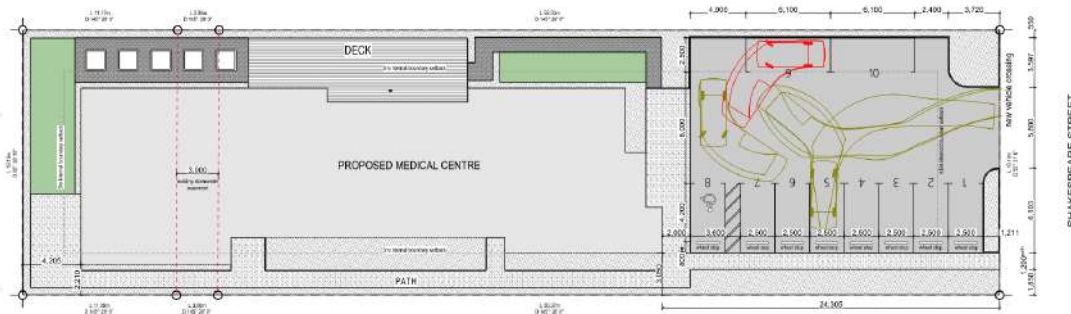


Figure 7. Car parking space layout as per GDP section 24.6

24.6 SCHEDULE 1 - CAR PARKING SPACE LAYOUTS

24.6.1 FIGURE 2 - CAR PARKING SPACE - 90° ANGLE

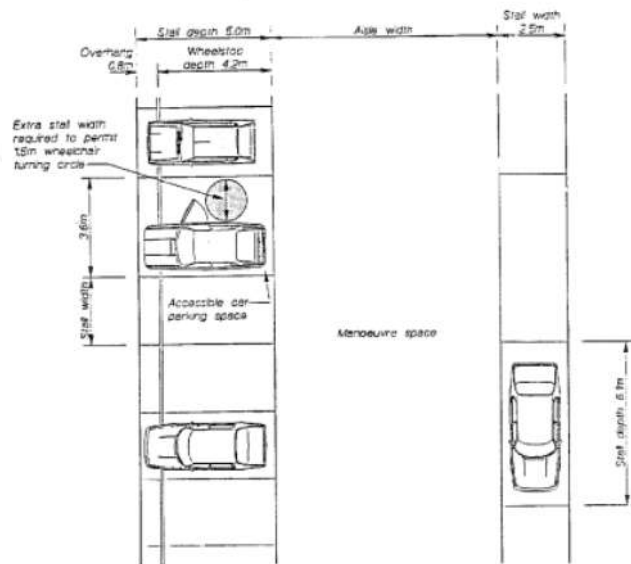


Figure 8. Car parking space layout source: Grey District Council Plan

The car parking space layouts will be met as per GDC Section 24.6.1 Figure 2 and table 24.2- carparking space- 90° angle. Car parking will have a gradient of no more than 1 in 20 in any one direction.

TABLE 24.2 PARKING SPACE DIMENSIONS

TYPE OF USER	PARKING ANGLE	STALL WIDTH ⁽³⁾	aisle WIDTH	STALL DEPTH	OVERHANG
Class 1 ⁽¹⁾ Regular Users	90°	2.4	7.0	5.0	0.8
		2.5	6.6	5.0	0.8
		2.6	6.2	5.0	0.8
Class 2 ⁽²⁾ Casual Users	90°	2.5	8.0	5.0	0.8
		2.6	7.0	5.0	0.8
		2.7	6.6	5.0	0.8
People with disabilities	90°	3.6	8.0	5.0	0.8

Thus, overall parking needs and requirements seem to be met as per above.

2.5. LINE MARKING AND SIGNS

The client will install required/relevant traffic signs and line marking as per MOTSAM part 1 and 2. Designs shall satisfy the Land Transport Rule, NZTA and Grey District Council requirements. All road markings and traffic signs shall be approved by the TA.

2.6. OTHER RELEVANT TRANSPORT CONSIDERATION

2.6.1. Footpaths and accessways

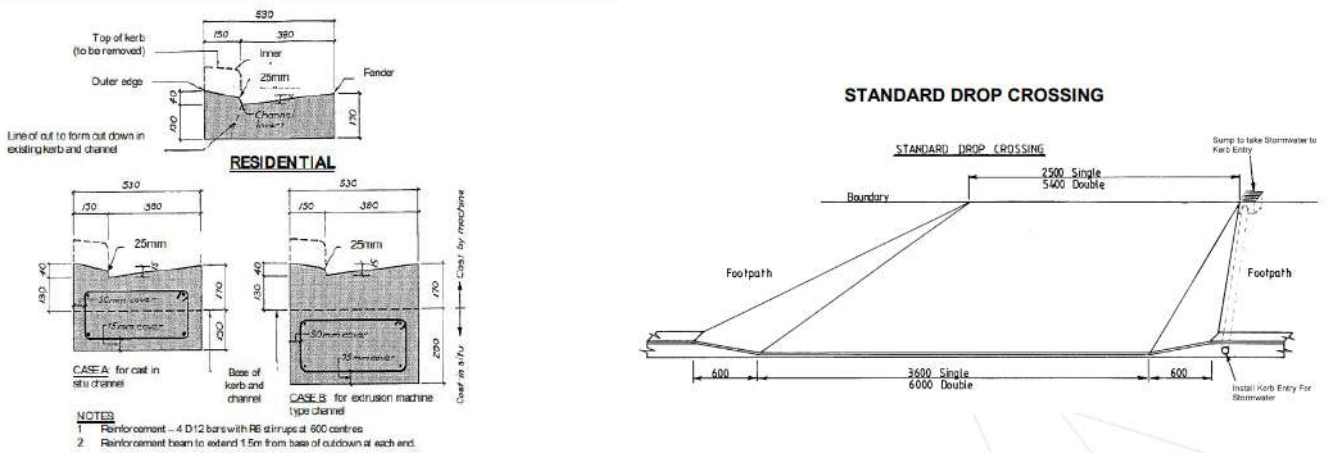
Footpaths are required to promote pedestrian safety. The construction of footpaths will be as per NZS 4404:2010 section 3.3.11.1.

Footpaths will be a minimum of 1.5 m wide surfaced over their full width. The crossfall will not be greater than 2%. All footpaths will be surfaced with a permanent surfacing layer appropriate to the surrounding environment and level of use expected.

2.6.2. Vehicle Crossing

Commercial crossing to be installed and Road Work Consent to be applied prior to construction as per GDP section 24.8 schedule 3.

24.8.3 **FIGURE 6 DRAWING 1 -STANDARD KERB AND CHANNEL AND DROP CROSSING**



2.6.3. Surface of Parking Loading Areas and Landscaping

All parking, loading, and trade vehicle storage areas surfaces will be formed, sealed, or maintained to prevent dust or noise disturbances. The first 5.5 meters of these areas, measured from the road boundary, will be surfaced to prevent the transfer of materials like mud, stone chips, or gravel onto nearby footpaths, roads, or service lanes.

Furthermore, stormwater runoff from parking areas will be collected on-site and directed to an approved stormwater disposal system via piping or channels.

Regarding landscaping, it must not impede the visibility of motorists exiting the site or create unsafe conditions for those using the car park or adjacent footpaths. When parking areas for five or more vehicles are provided within or adjacent to residential areas, effective screening on all sides will be implemented.

2.7. GREY DISTRICT PLAN ASSESSMENT

Table 1 below outlines and discusses the rules within the operative Grey District Plan that are relevant to the proposed development.

Table 1: Rule Assessment- Grey District Plan	
Rule	Compliance comment
<p>Rule 16.7. Residential Environmental Areas</p> <ul style="list-style-type: none"> - Set Backs: the minimum building setback from road boundaries is 4.5 metres. (b) The minimum building setback from internal boundaries for non-residential activities shall be 3m; 	Building set setback is being met.
<p>Rule 24.2.1 Minimum Parking Space Requirements</p> <ul style="list-style-type: none"> - 1 space per residential unit except that in the Residential Environmental Areas - 2 spaces per professional plus 1 space per 2 staff- Health Care Services 	<p>As per residential activity car parking requirement is met and comply with GDP rule.</p> <p>As number of staff and professional is unknow during this report writing, It is assumed 3 professional and 6 staff which will requires 9 parking space in total and it comply with GDP rules. (require reassess once the actual number of staff is known).</p>
<p>Rule 24.2.3 size of parking space</p> <ul style="list-style-type: none"> - All required parking spaces other than for residential units, and associated manoeuvring areas are to be designed to accommodate a 90 percentile design motor car (refer Section APPENDIX 4 - TRANSPORT GREY DISTRICT PLAN 172 24.6 - Schedule 1) and shall be laid out in accordance with the parking space dimensions 	Comply as per table 24.2 of operative district plan (see RM design cark park plan)
<p>Rule 24.2.5 Reverse Manoeuvring</p> <p>-On-site manoeuvring for a 90-percentile car (refer Section 24.7 - Schedule 2) shall be provided to ensure that no vehicle is required to reverse either onto or off a site.</p> <p>-any development is required to provide 10 or more parking space</p>	Complies with section 24.7- schedule 2
<p>Rule 24.3.3 Access Sight Distance</p> <p>Any access constructed shall be able to provide the minimum sight distances as per table 24.4</p>	Complies as per section 2.3. sight distance above.

2.8. RECOMMENDATION AND CONCLUSION

- Overall layout and transport assessment criteria have met the Grey District Plan, Austroads, NZTA standard and other relevant transport standards.
- While a detailed tracking diagram has not been provided with this report, but careful checks has been on vehicle tracks with respect to the proposed development design, RTS 18, Grey District Plan 24.6 schedule 1 and all layout seems to meet the requirements.
- Aspects like line marking and sign, sight distance, traffic safety should be checked by council transport staff.
- Traffic generation will be in accordance with the permitted baseline and any effects associated with noise, vibration and general nuisance would be imperceptible from that of a permitted activity.
- The introduction of crossings, improved parking facilities, enhanced signage, and updated line marking contribute to enhancing the vibrancy of the area.

The proposed activity is consistent with the purpose of the relevant district plan, transport act and local government act. Overall, it is considered that the proposed transport aspects of this site is an efficient and appropriate in accordance with the Objectives, Policies and Rules of the Grey District Plan. Actual and potential adverse effects on the network are not considered to be more than minor and can be adequately mitigated as described throughout this assessment.

3. LIMITATIONS

3.1. GENERAL LIMITATIONS

This report was completed for the client based on the supplied brief and proposed development of the site at the time that this assessment was completed. Recommendations within this report are site specific in relation to the brief and should not be used for any other development or by any other client without further review and approval from Nemean Consulting Limited.

Our findings and recommendations are based on the desktop review and information provided by the client. The inferences are limited to the scope for which this work was carried out.

This is not the detailed transport assessment as the provided transport design option 2 was discussed and agreed with the council general manager and transport manager. Thus, the report is to facilitate and assist council transport team with the proposed development.

4. REFERENCES

4.1 INFORMATION REFERENCED

The following documents and information have been referred to:

- Austroad : *Guide to Road Design*
- Google Maps (2024 Imaginary)
- Grey District Council District Plan
- Grey District Council Online Maps
- Land Transport Safety Authority: *Guidelines for visibility at driveways RTS 6*
- Manual of traffic signs and markings (MOTSAM)- Part 1: Signs
- Manual of traffic signs and markings (MOTSAM)- Part 2: markings
- Mobile Roads providing information on the Grey District Council Road.
- NZS 4404: 2010 Land Development and Subdivision Infrastructure – New Zealand Standard.
- Scheme Plans/layout-prepared by RM design.



APPENDIX A

SITE LOCATION AND LAYOUT

POUTINI WAIORA MEDICAL

62 Shakespeare Street, Greymouth



RESOURCE CONSENT PACKAGE

Work in Progress

DRAFT



PREPARED BY RM DESIGNS

Set ID	Layout ID	Revision ID	Layout Name	Issued
RC.A	RC.A100	01 - WIP	Title Page	<input type="checkbox"/>
RC.A	RC.A101	01 - WIP	Document Transmittal	<input type="checkbox"/>
RC.A	RC.A102	01 - WIP	Project Location Map	<input type="checkbox"/>
RC.A	RC.A103	01 - WIP	Existing Demolition Site Plan	<input type="checkbox"/>
RC.A	RC.A104	01 - WIP	Proposed Site Plan	<input type="checkbox"/>
RC.A	RC.A105	01 - WIP	Landscape Plan	<input type="checkbox"/>
RC.A	RC.A106	01 - WIP	Floor Plan	<input type="checkbox"/>
RC.A	RC.A107	01 - WIP	Elevations	<input type="checkbox"/>
RC.A	RC.A108	01 - WIP	Elevations	<input type="checkbox"/>
RC.A	RC.A109	01 - WIP	Signage	<input type="checkbox"/>
RC.A	RC.A110	01 - WIP	Renders	<input type="checkbox"/>

Project #: 24006
 Drawn: RM, LG
 Date: 3/05/2024

Drawing Number
 RC.A100 R01 - WIP

Transmittal History				
Transmitted date	Sheet #	REV	Sheet Name	Change ID
-, RC.A, Resource Consent Issue				
	RC.A100	01 - WIP	Title Page	
	RC.A101	01 - WIP	Document Transmittal	
	RC.A102	01 - WIP	Project Location Map	
	RC.A103	01 - WIP	Existing Demolition Site Plan	
	RC.A104	01 - WIP	Proposed Site Plan	
	RC.A105	01 - WIP	Landscape Plan	
	RC.A106	01 - WIP	Floor Plan	
	RC.A107	01 - WIP	Elevations	
	RC.A108	01 - WIP	Elevations	
	RC.A109	01 - WIP	Signage	
	RC.A110	01 - WIP	Renders	

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waiora

Document Transmittal

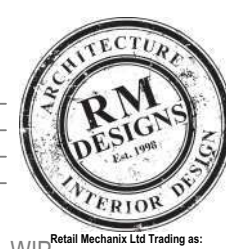
Phone: 03 354 6341
 info@rmdesigns.co.nz
 www.rmdesigns.co.nz

Project #: 24006
 Drawn: RM, LG
 Date: 3/05/2024

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3604. ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.

Scale @A1 Drawing Number

1:1 RC.A101 R01 - WIP





Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waiora **Project Location Map**

Phone: 03 354 6341
 info@rmdesigns.co.nz
 www.rmdesigns.co.nz

Project #: 24006
 Drawn: RM, LG
 Date: 3/05/2024
 Scale @A1 Drawing Number

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3602 ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.

1:500 RC.A102 R01 - WIP Retail Mechanica Ltd Trading as:



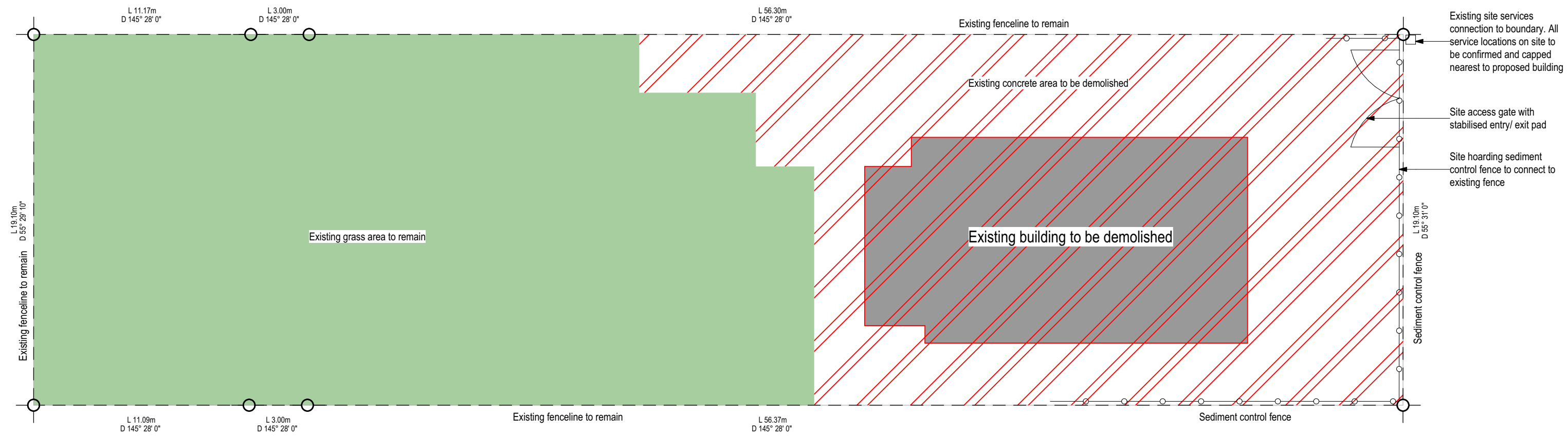


SEDIMENT CONTROL NOTES:

1. All sediment control and hoarding structures to be assessed daily and repaired as required.
2. All sediment control and hoarding structures to be installed prior to any site work.
3. Any loose rubbish material to be covered.
4. Hoardings fence shall extend at least 2m high from the ground level on the side accessible to the public. An acceptable fence may be constructed with galvanised chainlink netting having a max of 2.5m and the gap between the bottom of the fence and the ground shall be no greater than 100mm.
5. Existing landscaping and paths within the demolished area to be removed as per demolition requirements.
6. Assess existing fences to sediment control boundary and add additional hoarding fence if does not meet requirements.
7. The demolished area is to be scraped back and cleared of all existing demolition material.

DEMOLITION NOTES:

1. The contractor shall notify the designer if there are any discrepancies in the existing building, site and services.
2. The contractor shall ensure all services within the works area have been located, terminated and sealed prior to demolition. Unknown services which are discovered during demolition are to be tagged and noted. Possible redirection and reuse for proposed area.
3. Under no circumstances shall any fires be lit on the site to dispose of unwanted demolished material.
8. The demolition contractor is responsible for all demolition material and is required to remove it from the site at the earliest possible convenience. No such material shall be used for fill or with the new works unless specified.
9. During demolition dust shall be kept to a minimum and work shall be wet down to minimise the creation of dust. Clean neighbouring affected public areas on a daily basis.
10. Potential for hazardous material to be assessed and disposed of as per requirements. Remove prior to demolition.



Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waiora
Existing Demolition Site Plan

Phone: 03 354 6341 Project #: 24006
 info@rmdesigns.co.nz Drawn: RM, LG
 www.rmdesigns.co.nz Date: 3/05/2024

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3801 ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.

Scale @A1 Drawing Number
1:200 RC.A103 R01 - WIP



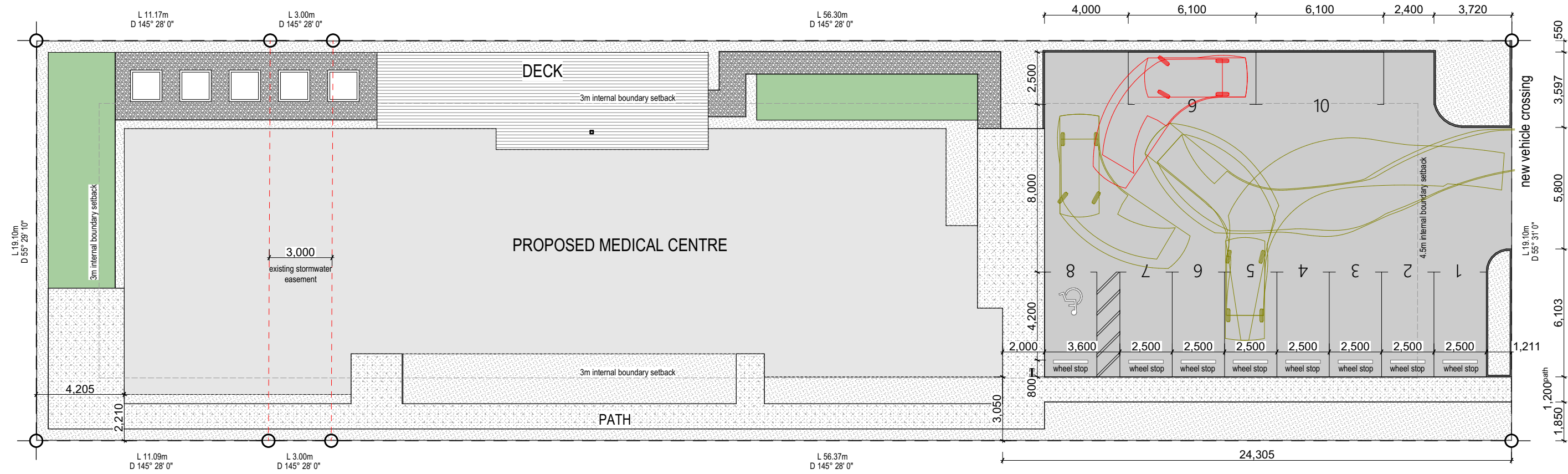
Retail Mechanics Ltd Trading as:

POUTINI WAIORA
62 Shakespeare Street, Greymouth

Legal Description: Lot 2 DP 458169

Site Area: 1346m²
 Proposed Building area: 457.13m²
 Proposed impervious area: 452.93m² (Paths+carpark)
 Planning Zone: Residential
 Site Coverage: 33.96% (50% permitted)

Wind Zone: A, Low
 Earthquake Zone: 3
 Snow Zone: N2
 Exposure Zone: D
 Climate Zone: 4



Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

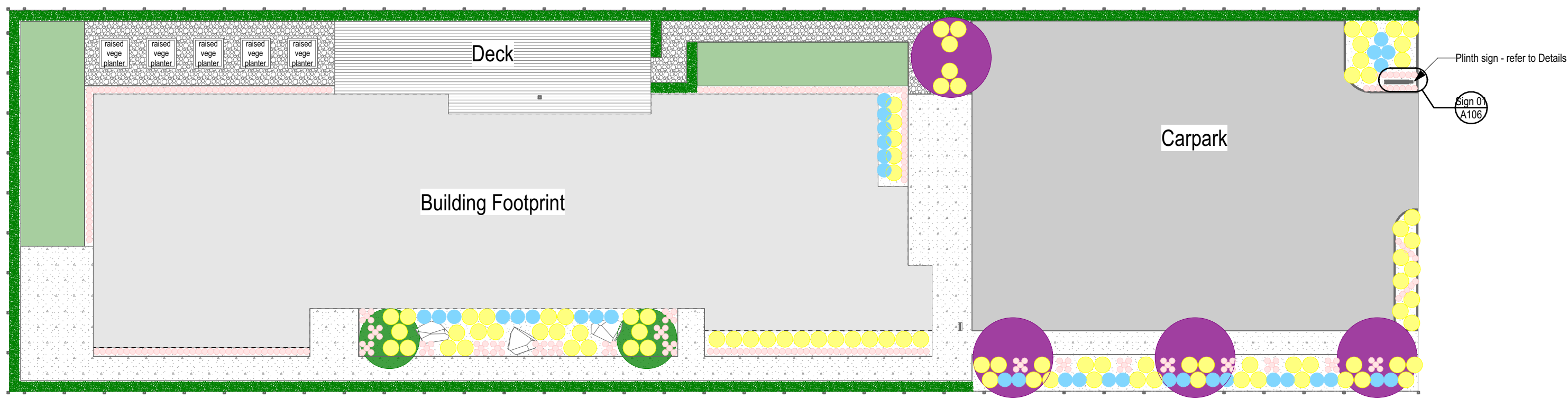
Poutini Waiora **Proposed Site Plan**

Phone: 03 354 6341 Project #: 24006
 info@rmdesigns.co.nz Drawn: RM, LG
 www.rmdesigns.co.nz Date: 3/05/2024

Scale @A1 Drawing Number
1:200 RC.A104 R01 - WIP

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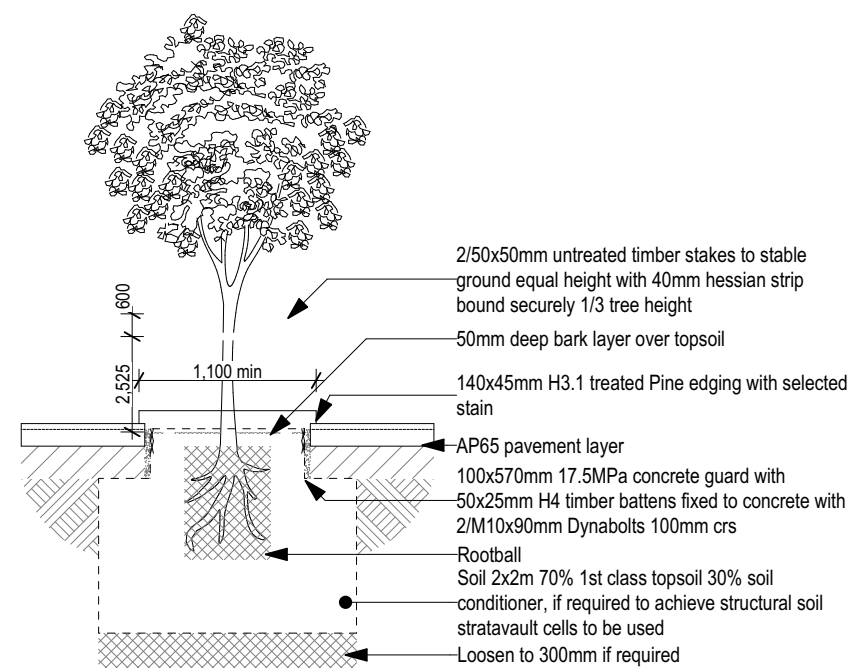




Landscape Plan
1:200

Planting Key	Type	Botanical Name	Common Name	Supplied Grade	Full height	Quantity
●	Tree	Metrosideros 'Mistral'	Southern Rata	3m	4m	4
●	Fern	Cyathea dealbata	NZ Silver Fern	18L	4m	2
●	Fern	Blechnum discolor	Crown Fern	1.5L	0.5m	94
●	Fern	Asplenium bulbiferum	Hen And Chicken Fern	2.5L	0.3m	314
●	Grass	Libertia grandiflora	NZ Iris	1.5L	0.7m	35
—	Hedge	Griselinia littoralis	Griselinia	2.5L	6m	144 - 1m spacing between plants
■	Artificial Lawn	Ready Lawn	Windsor 35mm			55.09m ²
■	Gravel on Hex Mat	Supplier TBC	McKenzie Schist	8-14mm		58.06m ²
■	Bark	Supplier TBC	Forest Floor			240.92m ²
■	Rock	Alpine Riverworm Boulders	Alpine Riverworm Boulders	1.0mx1.0mx1.0m approx.	N/A	7

NOTES:
Provide a 50mm layer of Forest Floor bark to all beds with dripline irrigation on timer.
Planting / path borders are to be 140x45mm H3.1 Pine edging with exterior stain finish.



Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Poutini Waiora
Landscape Plan

Phone: 03 354 6341
info@rmdesigns.co.nz
www.rmdesigns.co.nz

Project #: 24006
Drawn: RM, LG
Date: 3/05/2024
Scale @A1 Drawing Number

1:200 RC.A105 R01 - WIP

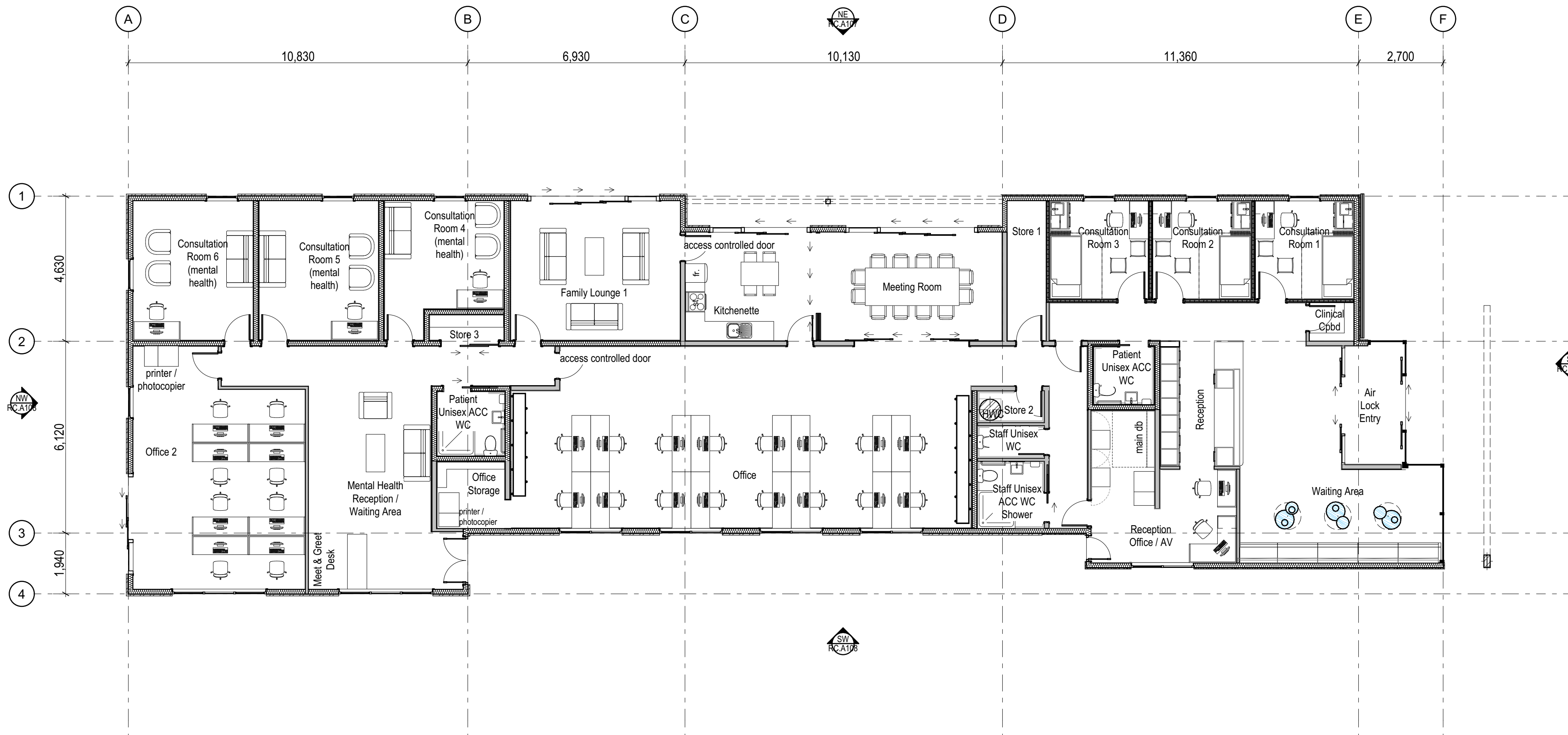


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POUTINI WAIORA

GFA: 457.13m²

Air Lock Entry:	6.70m ²
Reception:	10.10m ²
Reception Office/AV:	17.35m ²
Waiting Area:	18.98m ²
Consultation Room 1:	9.83m ²
Consultation Room 2:	9.83m ²
Consultation Room 3:	9.83m ²
Patient Unisex ACC WC:	3.53m ²
Clinical Cpbdb:	1.71m ²
Store 1:	5.50m ²
Store 2 / HWC:	2.11m ²
Staff Unisex WC:	2.16m ²
Staff Unisex ACC Shower Room:	4.51m ²
Meeting Room:	20.14m ²
Office:	82.94m ²
Office Store:	4.53m ²
Kitchenette:	14.46m ²
Family Lounge 1:	24.97m ²
Consultation Room 4:	14.28m ²
Consultation Room 5:	16.82m ²
Consultation Room 6:	16.96m ²
Store 3:	1.87m ²
Office 2:	38.66m ²
Mental Health Reception / Waiting Area:	27.13m ²
Thoroughfares:	46.65m ²



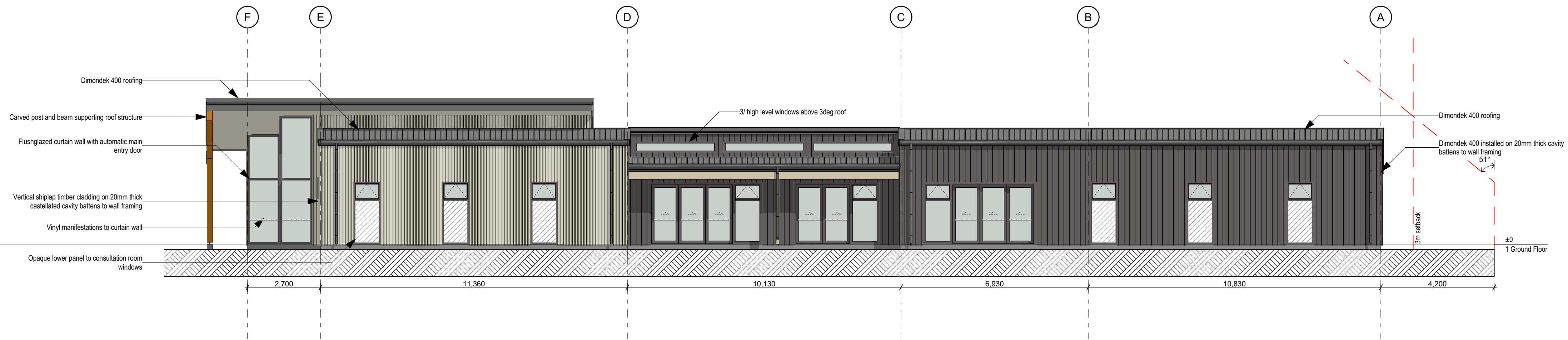
Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

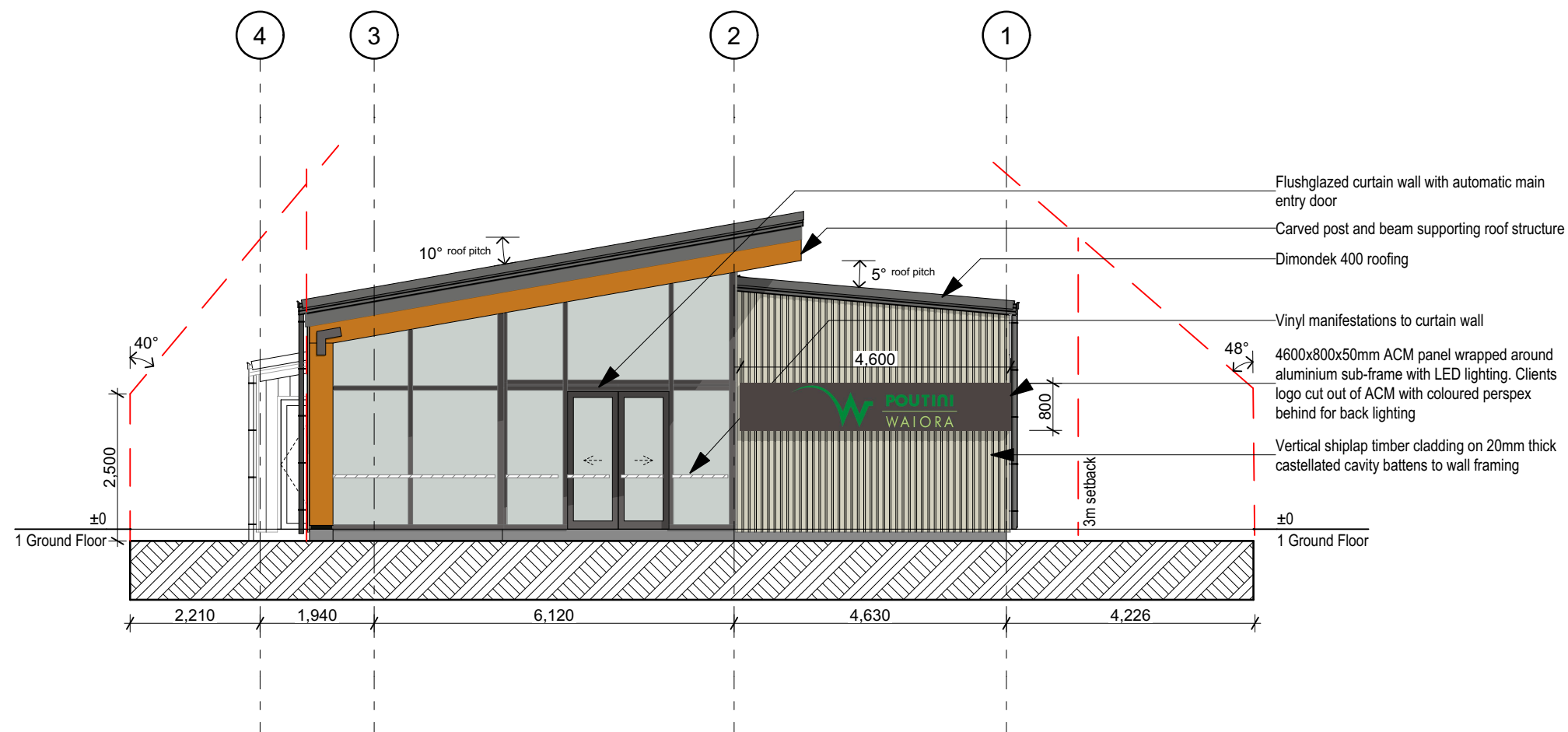
Poutini Waiora
Floor Plan
 Project #: 24006
 Drawn: RM, LG
 Date: 3/05/2024
 Scale: @A1 Drawing Number
 1:100 RC.A106 R01 - WIP

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3818 ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.





NE North East Elevation
RC.A106 1:100



SE South East Elevation
RC.A106 1:100

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue		Work in Progress	

Work in Progress

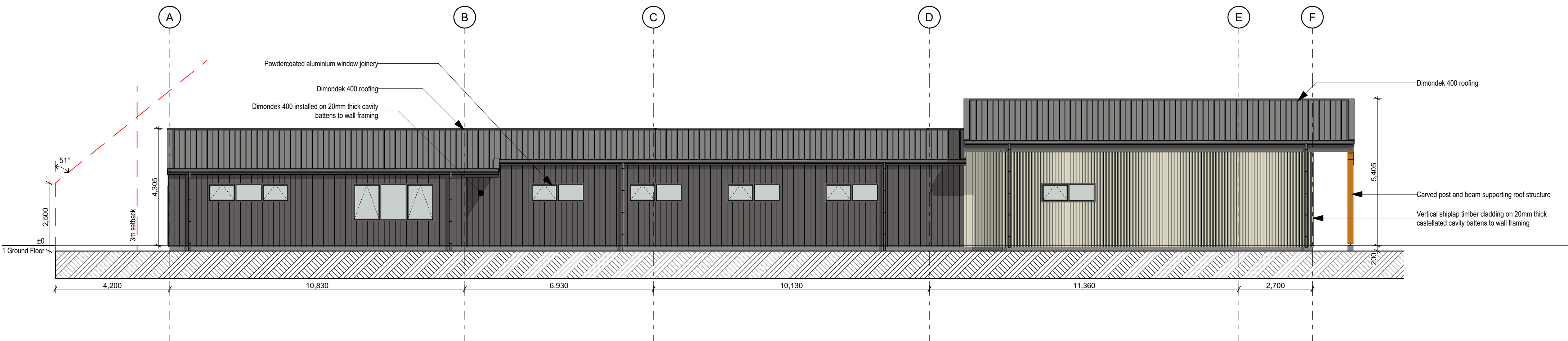
Poutini Waiora

Phone: 03 354 6341
info@rmdesigns.co.nz
www.rmdesigns.co.nz

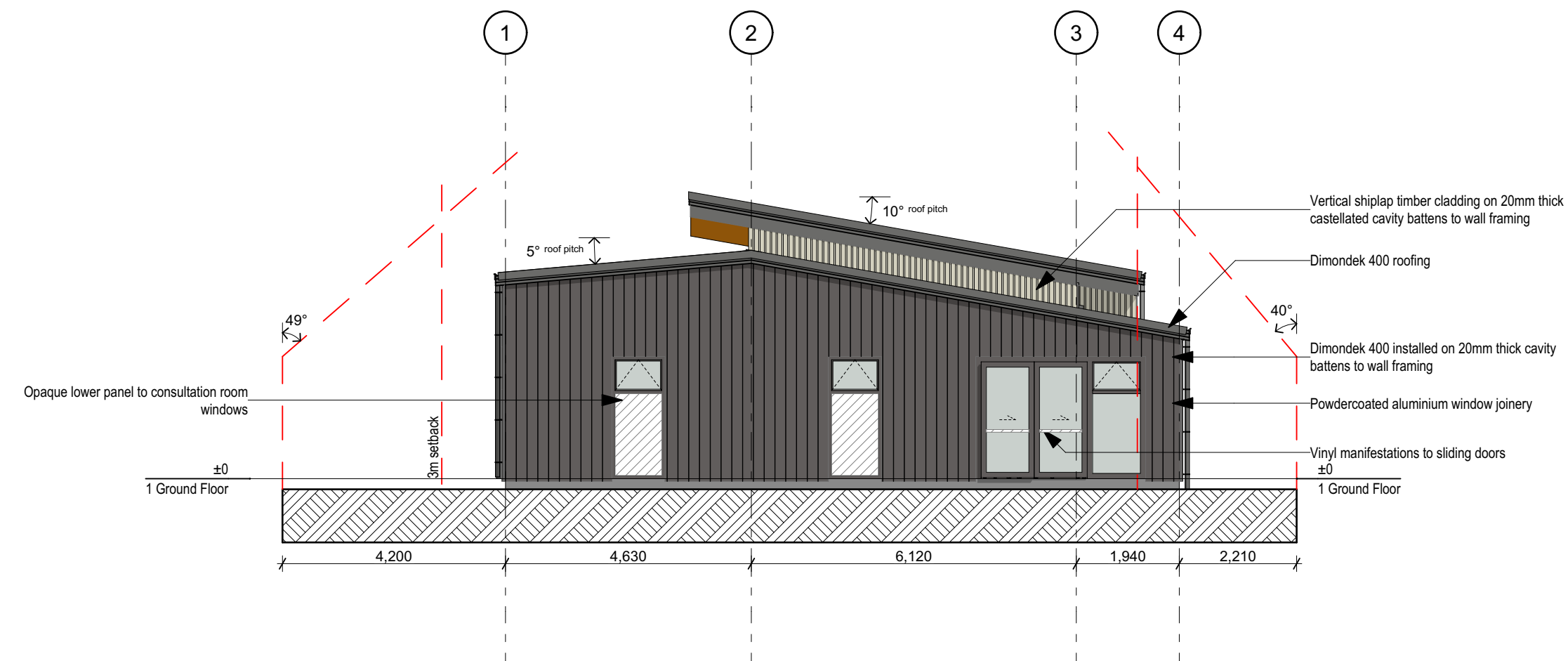
Project #: 24006
Drawn: RM_LG
Date: 3/05/2024

Scale @A1 Drawing Number
1:100 RC.A107 R01 - WIP

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILLED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3602 ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.



SW South West Elevation
RC.A106 1:100



NW North West Elevation
RC.A106 1:100

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress


Poutini Waiora

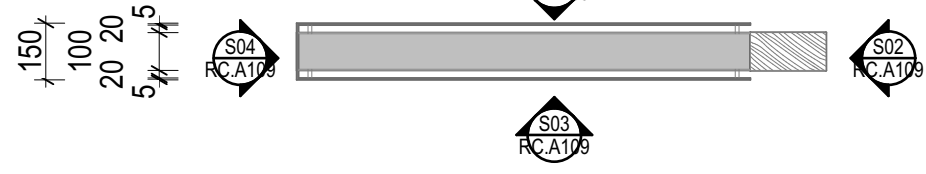
Phone: 03 354 6341
info@rmdesigns.co.nz
www.rmdesigns.co.nz

Project #: 24006
Drawn: RM_LG
Date: 3/05/2024

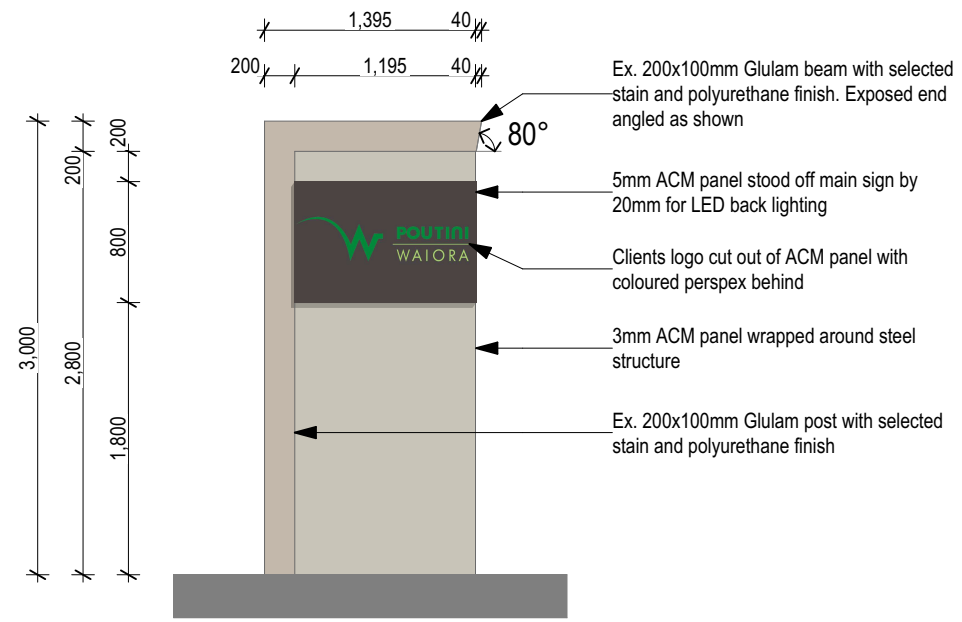
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1:100 RC.A108 R01 - WIP

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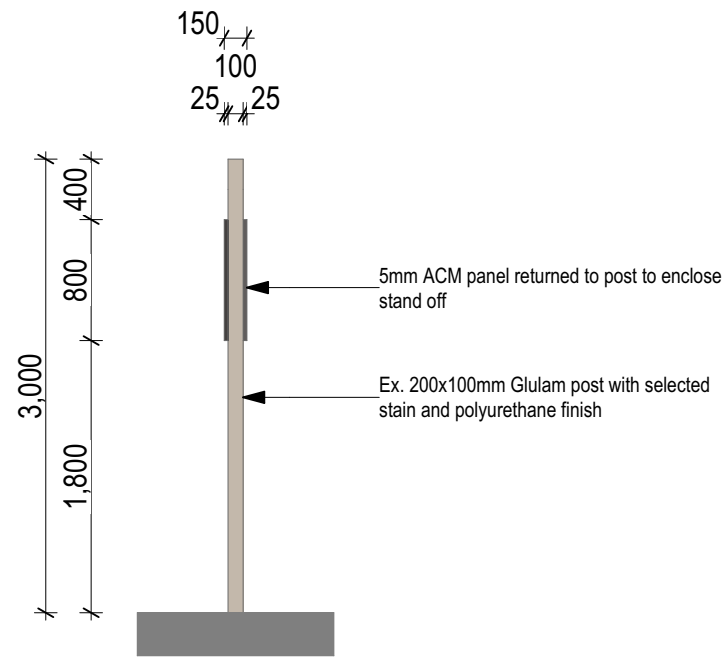




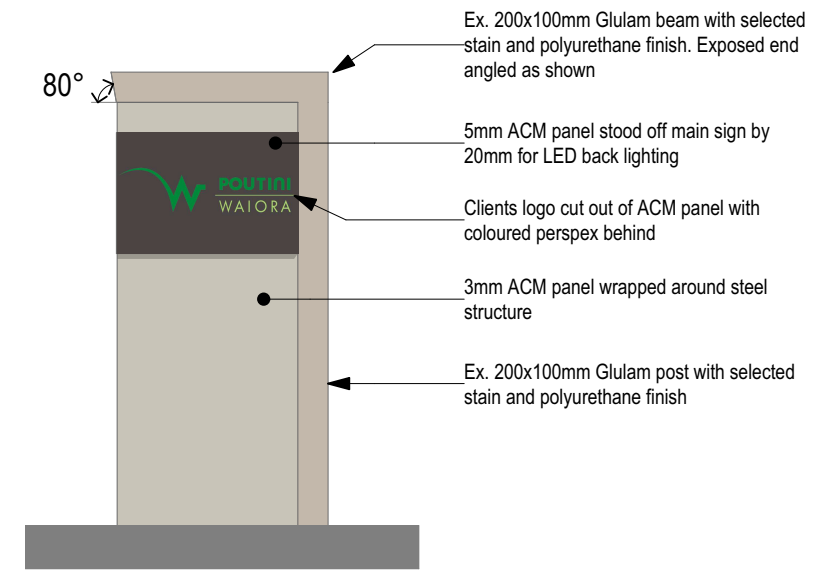
Sign 01 Plinth Sign Plan Detail
1:20



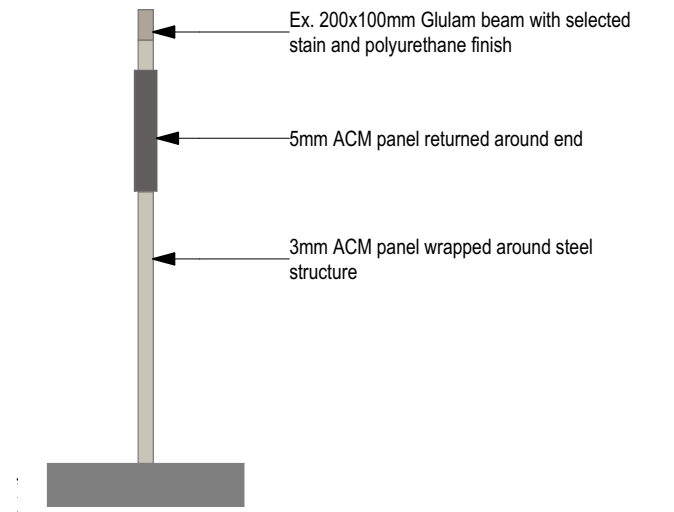
S01 Plinth Sign Elevation
A106 1:50



S02 Plinth Sign Elevation
A106 1:50



S03 Plinth Sign Elevation
A106 1:50



S04 Plinth Sign Elevation
A106 1:50

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waiora Signage

Phone: 03 354 6341 Project #: 24006
 info@rmdesigns.co.nz Drawn: RM_LG
 www.rmdesigns.co.nz Date: 3/05/2024

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Scale @A1 Drawing Number
1:20, 1:50 RC.A109 R01 - WIP



Retail Mechanics Ltd Trading as:



Artists Impression Only



Artists Impression Only

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01 - WIP	Resource Consent Issue			Work in Progress

Work in Progress

Poutini Waioara

Renders	
Project #:	24006
Drawn:	RM, LG
Date:	3/05/2024
Scale:	@A1 Drawing Number

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1:1 RC.A110 R01 - WIP Retail Mechanic Ltd Trading as:



POUTINI WAIORA HEALTH CENTRE

62 Shakespeare Street, Greymouth



RESOURCE CONSENT PACKAGE

27/05/2024



PREPARED BY RM DESIGNS

Set ID	Layout ID	Revision ID	Layout Name	Issued
RC.A	RC.A100	01	Title Page	<input checked="" type="checkbox"/>
RC.A	RC.A101	01	Document Transmittal	<input checked="" type="checkbox"/>
RC.A	RC.A102	01	Project Location Map	<input checked="" type="checkbox"/>
RC.A	RC.A103	01	Existing Demolition Site Plan	<input checked="" type="checkbox"/>
RC.A	RC.A104	01	Proposed Site Plan	<input checked="" type="checkbox"/>
RC.A	RC.A105	01	Landscape Plan	<input checked="" type="checkbox"/>
RC.A	RC.A106	01	Floor Plan	<input checked="" type="checkbox"/>
RC.A	RC.A107	01	Elevations	<input checked="" type="checkbox"/>
RC.A	RC.A108	01	Elevations	<input checked="" type="checkbox"/>
RC.A	RC.A109	01	Signage	<input checked="" type="checkbox"/>
RC.A	RC.A110	01	Renders	<input checked="" type="checkbox"/>

Project #: 24006
 Drawn: RM, LG
 Date: 27/05/2024

Drawing Number
 RC.A100 R01

Transmittal History				
Transmitted date	Sheet #	REV	Sheet Name	Change ID
27/05/2024 10:47 am, RC.A, Resource Consent Issue				
	RC.A100	01	Title Page	
	RC.A101	01	Document Transmittal	
	RC.A102	01	Project Location Map	
	RC.A103	01	Existing Demolition Site Plan	
	RC.A104	01	Proposed Site Plan	
	RC.A105	01	Landscape Plan	
	RC.A106	01	Floor Plan	
	RC.A107	01	Elevations	
	RC.A108	01	Elevations	
	RC.A109	01	Signage	
	RC.A110	01	Renders	

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01	Resource Consent Issue			27/05/2024

Poutini Waiora Health Centre

Phone: 03 354 6341 Project #: 24006
 info@rmdesigns.co.nz Drawn: RM, LG
 www.rmdesigns.co.nz Date: 27/05/2024

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Scale @A1 Drawing Number
 1:1 RC.A101 R01





Set ID	Rev ID	Issue	CH ID	Description	Date
RCA	01	Resource Consent Issue			27/05/2024

Poutini Waiora Health Centre
Project Location Map
 Phone: 03 354 6341
 info@rmdesigns.co.nz
 www.rmdesigns.co.nz
 Project #: 24006
 Drawn: RM, LG
 Date: 27/05/2024
 Scale @A1 Drawing Number
 1:500 RCA.102 R01



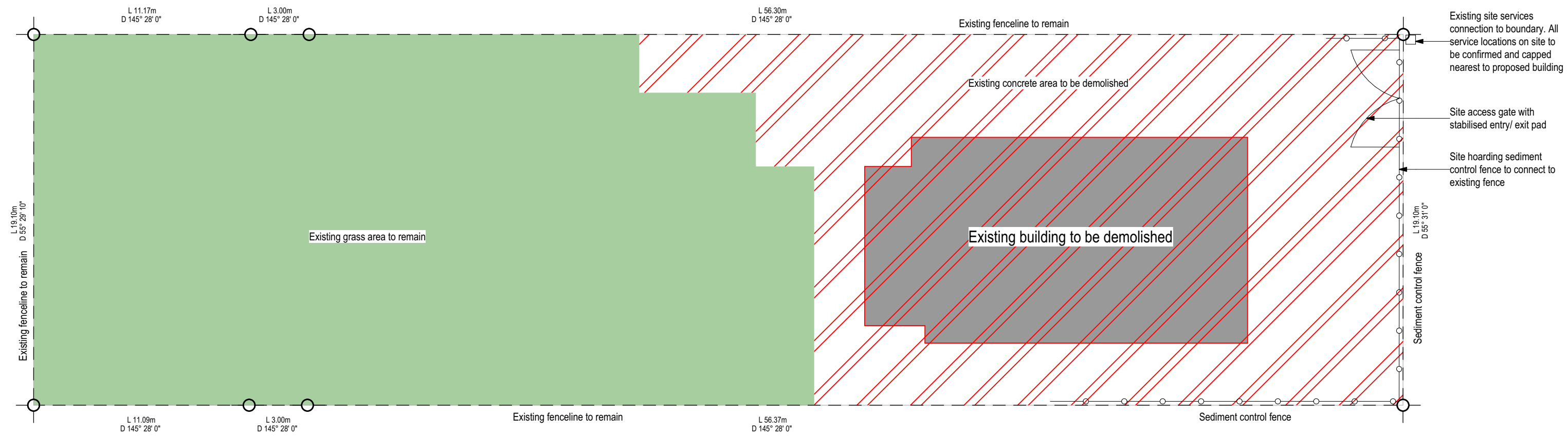


SEDIMENT CONTROL NOTES:

1. All sediment control and hoarding structures to be assessed daily and repaired as required.
2. All sediment control and hoarding structures to be installed prior to any site work.
3. Any loose rubbish material to be covered.
4. Hoardings fence shall extend at least 2m high from the ground level on the side accessible to the public. An acceptable fence may be constructed with galvanised chainlink netting having a max of 2.5m and the gap between the bottom of the fence and the ground shall be no greater than 100mm.
5. Existing landscaping and paths within the demolished area to be removed as per demolition requirements.
6. Assess existing fences to sediment control boundary and add additional hoarding fence if does not meet requirements.
7. The demolished area is to be scraped back and cleared of all existing demolition material.

DEMOLITION NOTES:

1. The contractor shall notify the designer if there are any discrepancies in the existing building, site and services.
2. The contractor shall ensure all services within the works area have been located, terminated and sealed prior to demolition. Unknown services which are discovered during demolition are to be tagged and noted. Possible redirection and reuse for proposed area.
3. Under no circumstances shall any fires be lit on the site to dispose of unwanted demolished material.
8. The demolition contractor is responsible for all demolition material and is required to remove it from the site at the earliest possible convenience. No such material shall be used for fill or with the new works unless specified.
9. During demolition dust shall be kept to a minimum and work shall be wet down to minimise the creation of dust. Clean neighbouring affected public areas on a daily basis.
10. Potential for hazardous material to be assessed and disposed of as per requirements. Remove prior to demolition.



Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01	Resource Consent Issue			27/05/2024

Poutini Waiora Health Centre **Existing Demolition Site Plan**

Phone: 03 354 6341 Project #: 24006
 info@rmdesigns.co.nz Drawn: RM, LG
 www.rmdesigns.co.nz Date: 27/05/2024

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3602 ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.

Scale @A1 Drawing Number **1:200 RC.A103 R01**

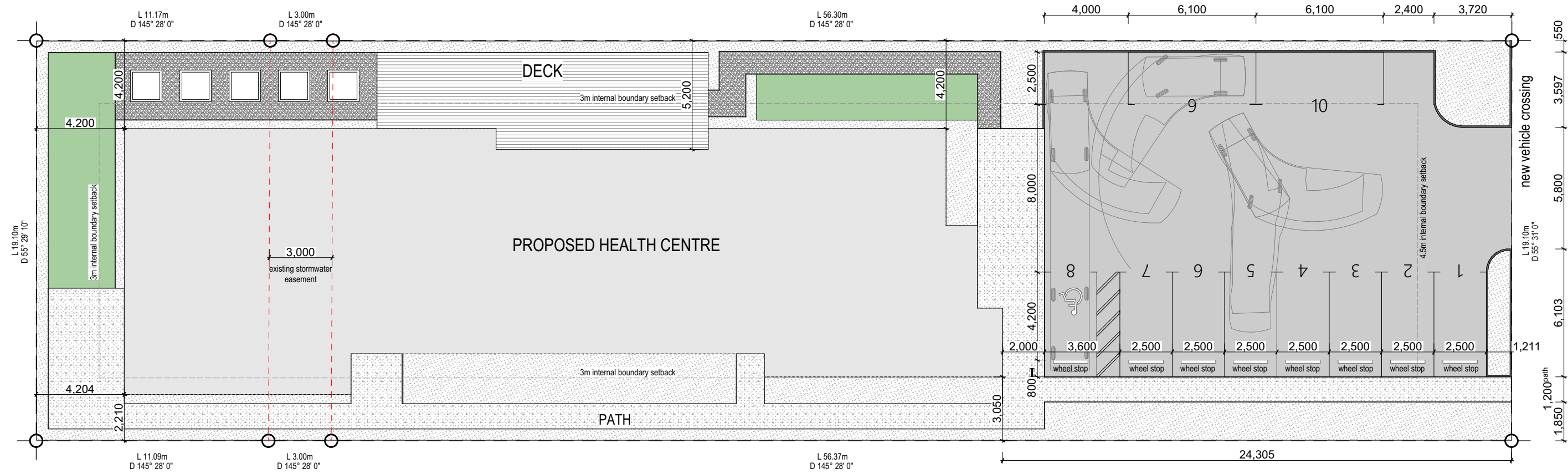


POUTINI WAIORA HEALTH CENTRE
62 Shakespeare Street, Greymouth

Legal Description: Lot 2 DP 458169

Site Area: 1346m²
 Proposed Building area: 457.13m²
 Proposed impervious area: 452.93m² (Paths+carpark)
 Planning Zone: Residential
 Site Coverage: 33.96% (50% permitted)

Wind Zone: A, Low
 Earthquake Zone: 3
 Snow Zone: N2
 Exposure Zone: D
 Climate Zone: 4



SHAKESPEARE STREET

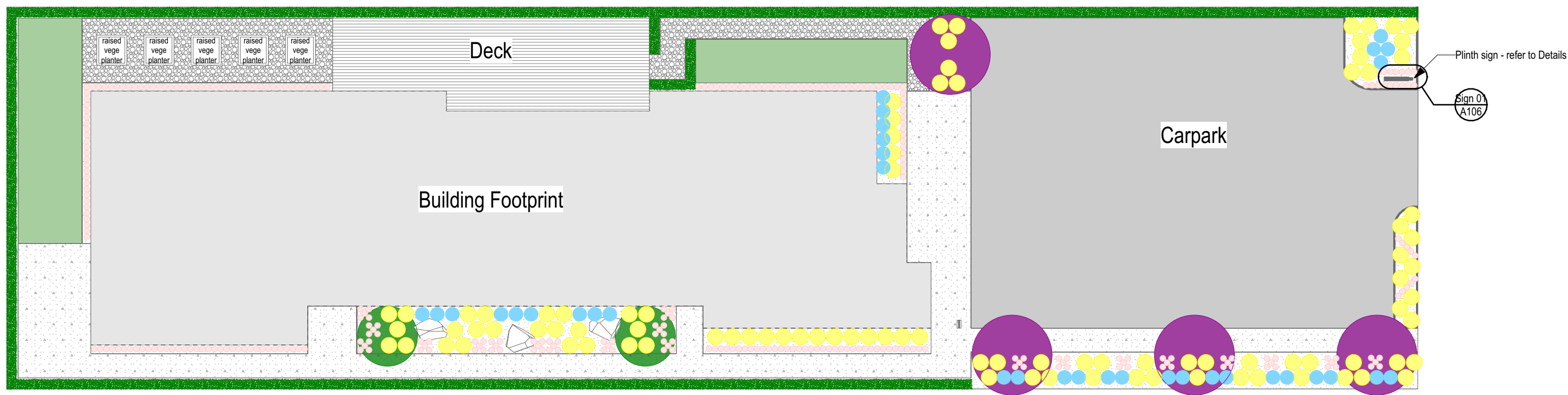
Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01	Resource Consent Issue			27/05/2024

Poutini Waiora Health Centre
Proposed Site Plan
 Phone: 03 354 6341
 info@rmdesigns.co.nz
 www.rmdesigns.co.nz
 Project #: 24006
 Drawn: RM, LG
 Date: 27/05/2024
 Scale: @A1 Drawing Number
1:200 RC.A104 R01

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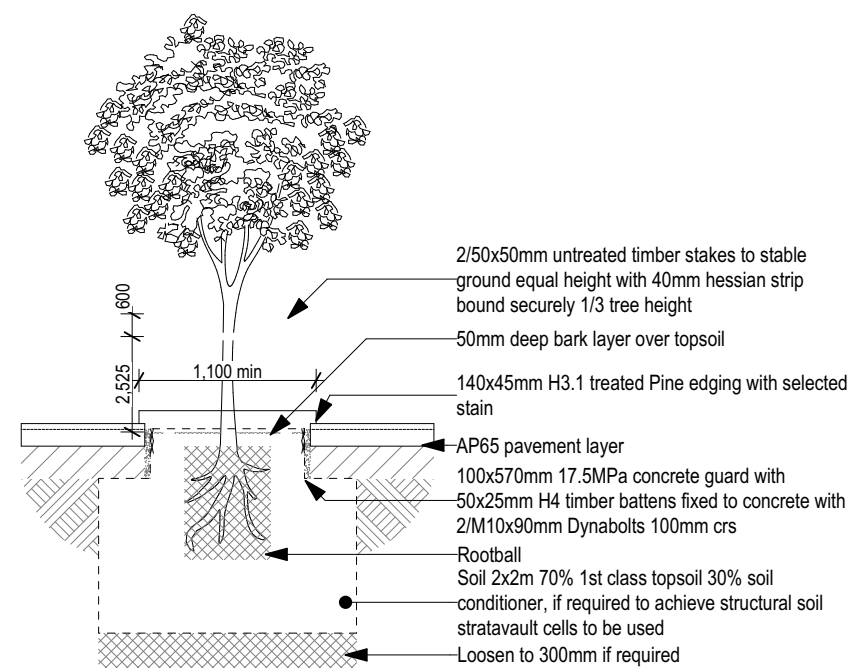
Retail Mechanix Ltd Trading as:



Landscape Plan
1:200

Planting Key	Type	Botanical Name	Common Name	Supplied Grade	Full height	Quantity
●	Tree	Metrosideros 'Mistral'	Southern Rata	3m	4m	4
●	Fern	Cyathea dealbata	NZ Silver Fern	18L	4m	2
●	Fern	Blechnum discolor	Crown Fern	1.5L	0.5m	94
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■	Hedge	Griselinia littoralis	Griselinia	2.5L	6m	144 - 1m spacing between plants
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■	Bark	Supplier TBC	Forest Floor			240.92m ²
■	Rock	Alpine Riverworm Boulders	Alpine Riverworm Boulders	1.0mx1.0mx1.0m approx.	N/A	7

NOTES:
Provide a 50mm layer of Forest Floor bark to all beds with dripline irrigation on timer.
Planting / path borders are to be 140x45mm H3.1 Pine edging with exterior stain finish.



Set ID	Rev ID	Issue	CH ID	Description	Date
RCA	01	Resource Consent Issue			27/05/2024

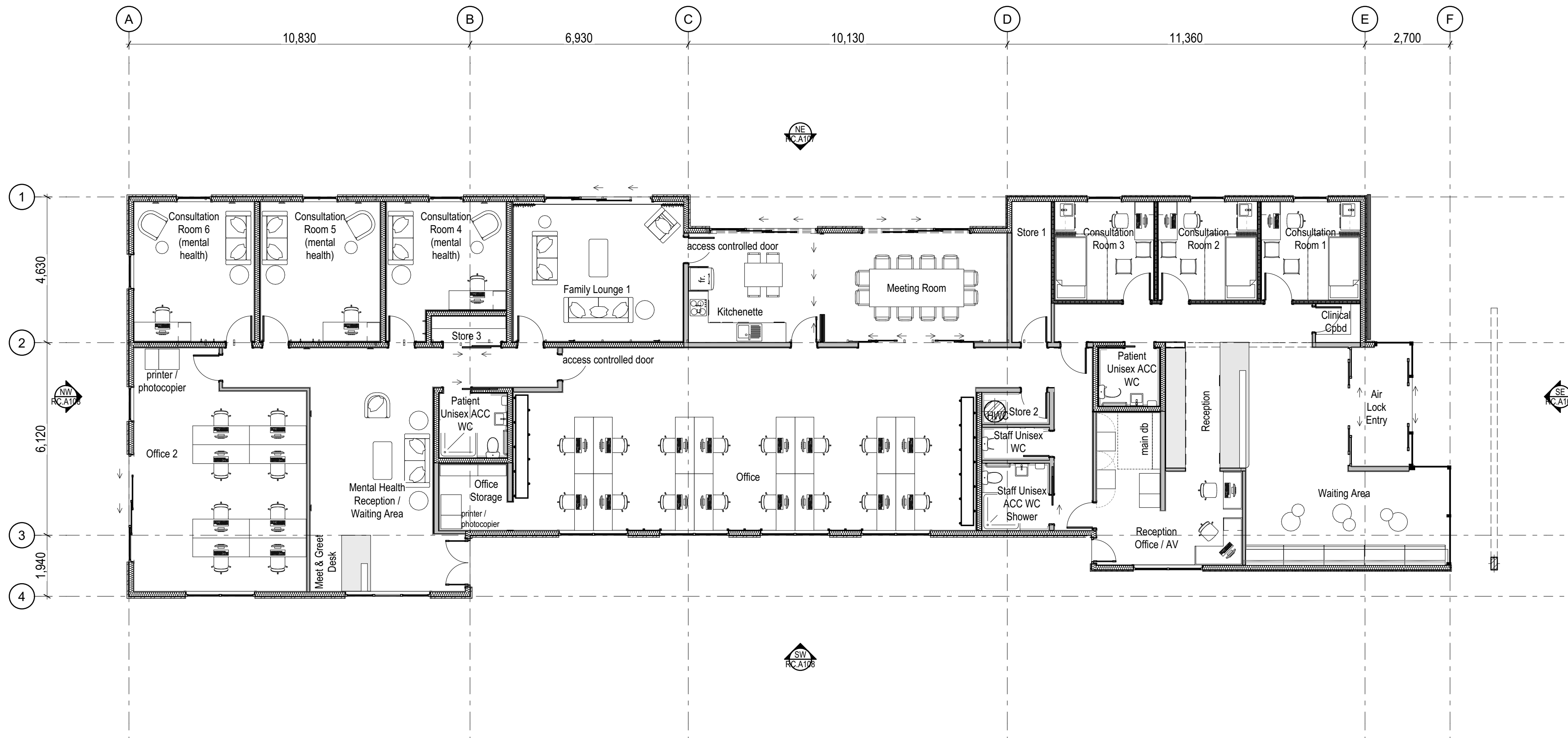
Poutini Waiora Health Centre
Landscape Plan
 Phone: 03 354 6341 Project #: 24006
 info@rmdesigns.co.nz Drawn: RM, LG
 www.rmdesigns.co.nz Date: 27/05/2024
 Scale @A1 Drawing Number
1:200 RC.A105 R01



POUTINI WAIORA

GFA: 457.13m²

Air Lock Entry:	6.70m ²
Reception:	10.10m ²
Reception Office/AV:	17.35m ²
Waiting Area:	18.98m ²
Consultation Room 1:	9.83m ²
Consultation Room 2:	9.83m ²
Consultation Room 3:	9.83m ²
Patient Unisex ACC WC:	3.53m ²
Clinical Cpbd:	1.71m ²
Store 1:	5.50m ²
Store 2 / HWC:	2.11m ²
Staff Unisex WC:	2.16m ²
Staff Unisex ACC Shower Room:	4.51m ²
Meeting Room:	20.14m ²
Office:	82.94m ²
Office Store:	4.53m ²
Kitchenette:	14.46m ²
Family Lounge 1:	24.97m ²
Consultation Room 4:	14.28m ²
Consultation Room 5:	16.82m ²
Consultation Room 6:	16.96m ²
Store 3:	1.87m ²
Office 2:	38.66m ²
Mental Health Reception / Waiting Area:	27.13m ²
Thoroughfares:	46.65m ²

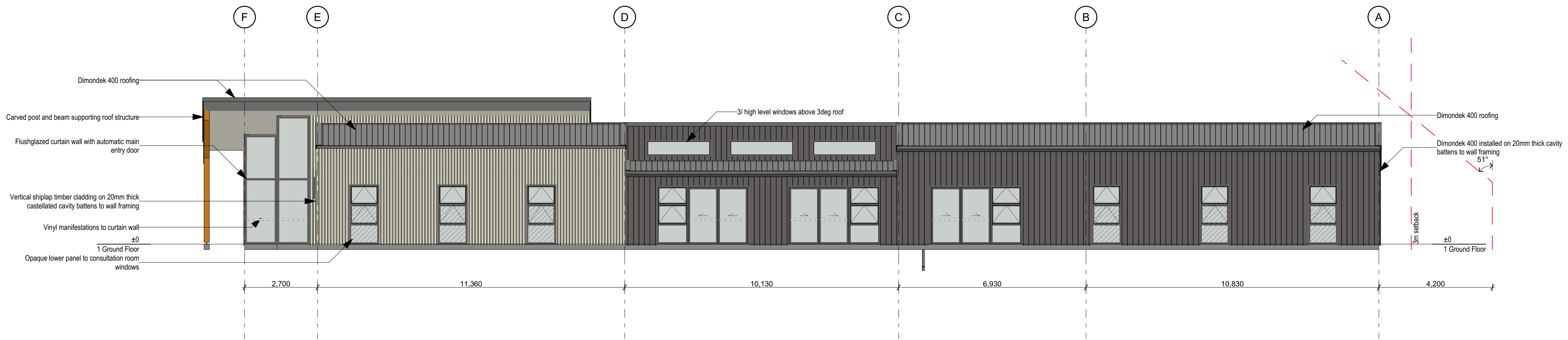


Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01	Resource Consent Issue			27/05/2024

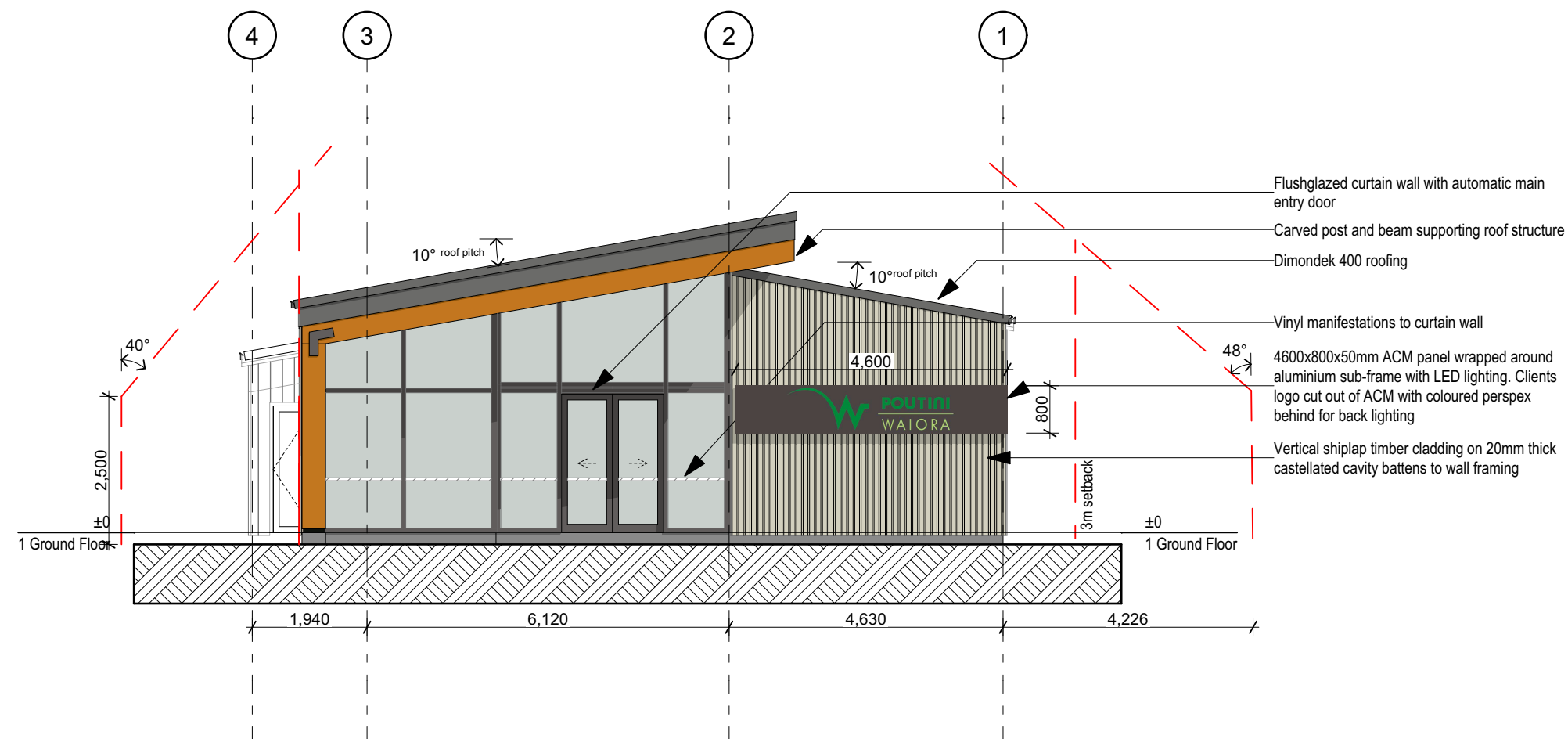
Poutini Waiora Health Centre
Floor Plan
 Phone: 03 354 6341
 info@rmdesigns.co.nz
 www.rmdesigns.co.nz
 Project #: 24006
 Drawn: RM, LG
 Date: 27/05/2024
 Scale @A1 Drawing Number
1:100 RC.A106 R01



ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3610. ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.



NE North East Elevation
RC.A106 1:100



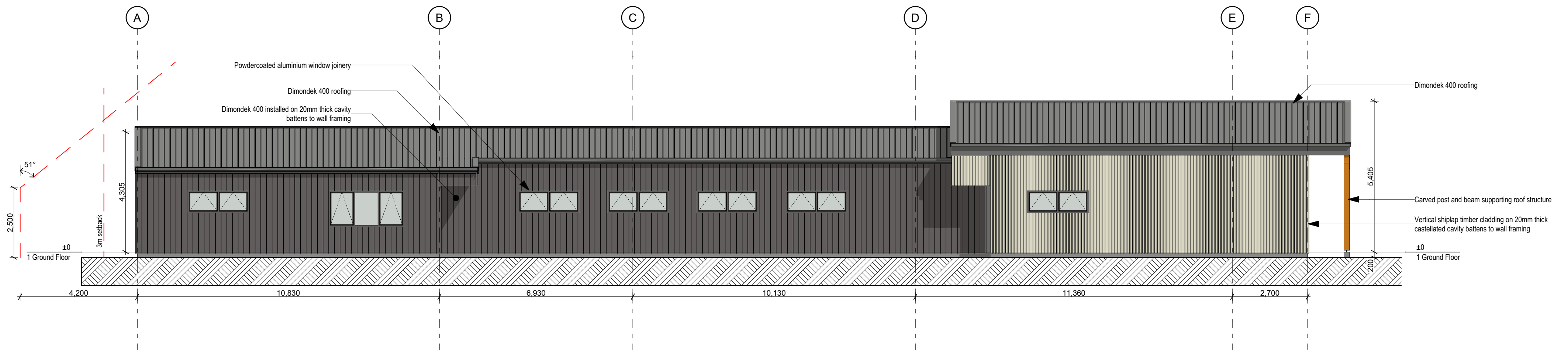
SE South East Elevation
RC.A106 1:100

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01	Resource Consent Issue			27/05/2024

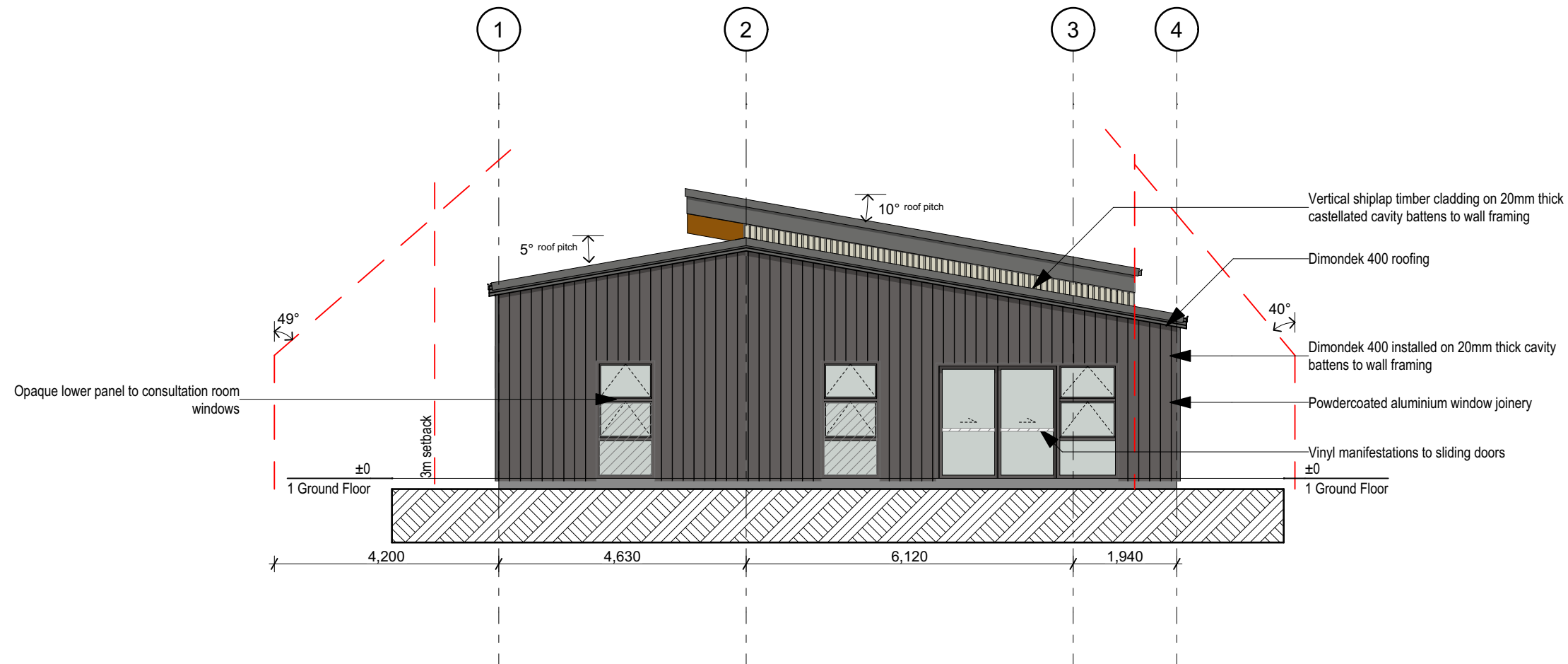
Poutini Waiora Health Centre
Elevations
Project #: 24006
Drawn: RM_LG
Date: 27/05/2024
Scale @A1 Drawing Number
1:100 RC.A107 R01



ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3602 ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.



SW South West Elevation
RC.A106 1:100



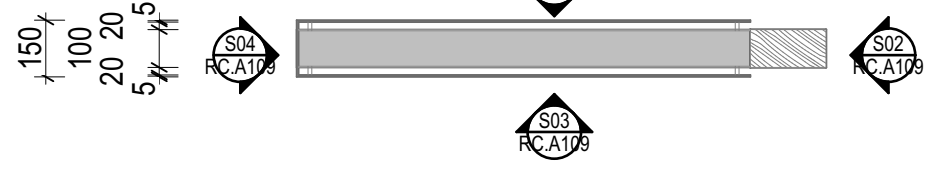
NW North West Elevation
RC.A106 1:100

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01	Resource Consent Issue			27/05/2024

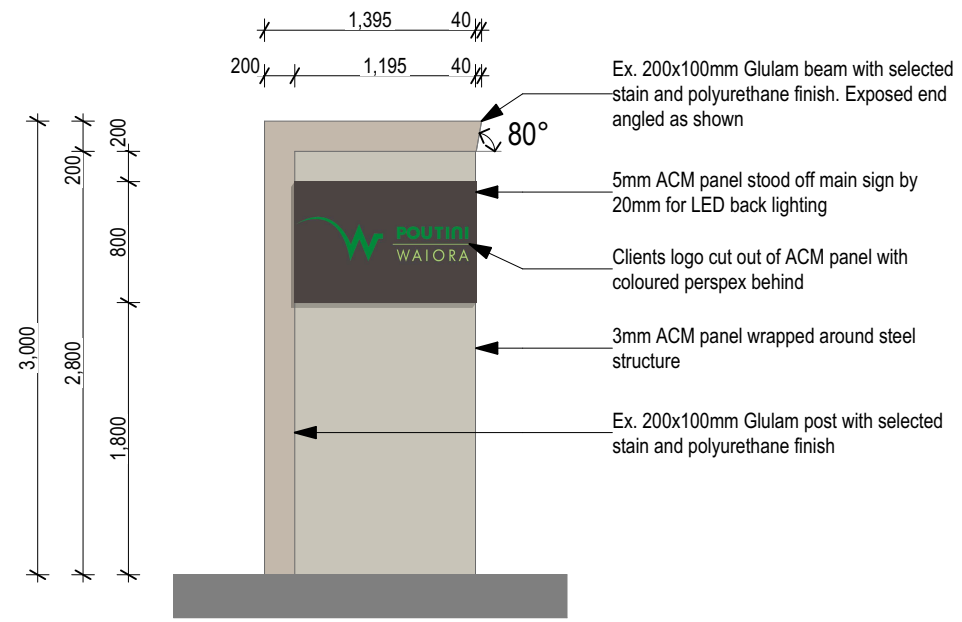
Poutini Waiora Health Centre
Elevations
Project #: 24006
Drawn: RM, LG
Date: 27/05/2024
Scale: @A1 Drawing Number
1:100 RC.A108 R01



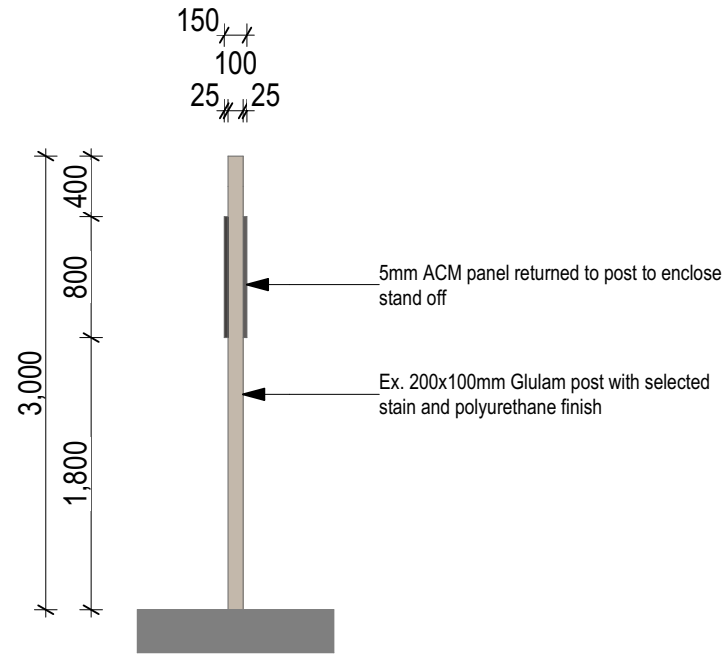
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER AND CHECKED WITH THE DESIGNER PRIOR TO STARTING ANY WORK. ALL WORK DETAILLED ON THESE DRAWINGS ARE TO COMPLY WITH THE LATEST VERSIONS OF THE NZBC AND NZS3602 ALLOW TO REFER TO ALL STRUCTURAL ENGINEERS DRAWINGS AND SETOUTS DURING CONSTRUCTION AND SETOUT OF THE WORK.



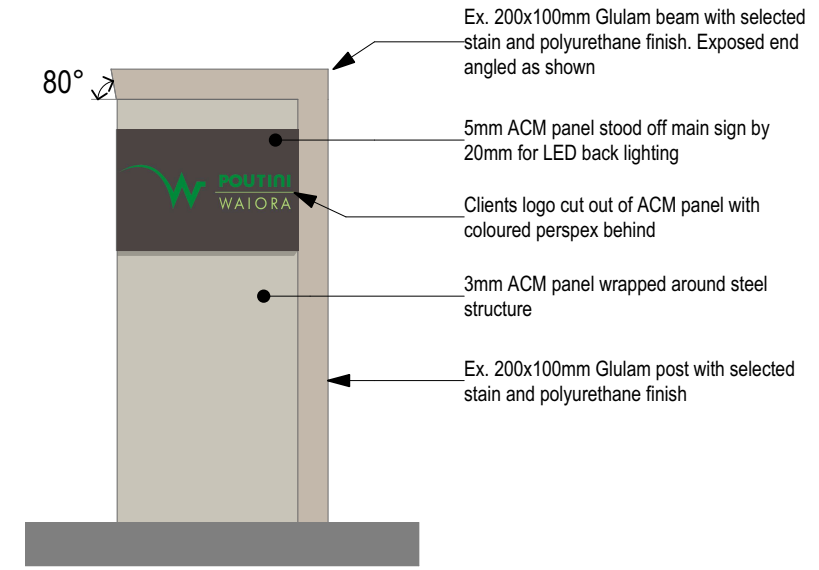
Sign 01 Plinth Sign Plan Detail
1:20



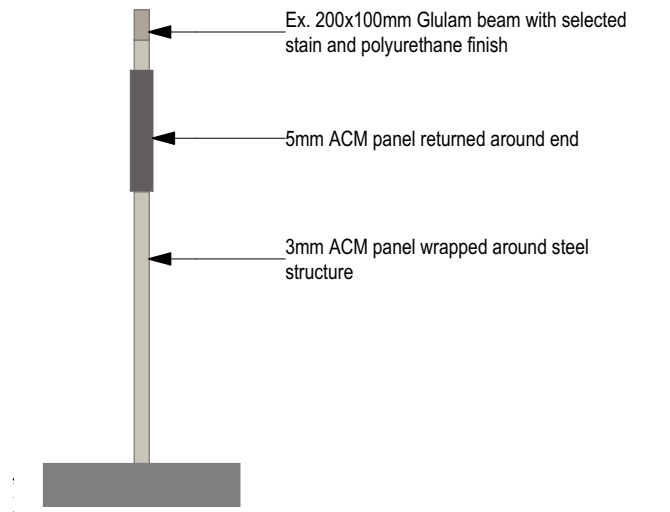
S01 Plinth Sign Elevation
A106 1:50



S02 Plinth Sign Elevation
A106 1:50



S03 Plinth Sign Elevation
A106 1:50



S04 Plinth Sign Elevation
A106 1:50

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01	Resource Consent Issue			27/05/2024

Poutini Waiora Health Centre
 Phone: 03 354 6341
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 Project #: 24006
 Drawn: RM, LG
 Date: 27/05/2024
 Scale @A1 Drawing Number
 1:20, 1:50 RC.A109 R01

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Artists Impression Only



Artists Impression Only

Set ID	Rev ID	Issue	CH ID	Description	Date
RC.A	01	Resource Consent Issue			27/05/2024

Poutini Waiora Health Centre

Renders	
Project #:	24006
Drawn:	RM, LG
Date:	27/05/2024
Scale	@A1 Drawing Number
1:1	RC.A110 R01

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