GEOTECHNICAL SUBDIVISION COMPLETION REPORT (INSPECTING ENGINEERS REPORT) FRONTIER DEVELOPMENTS SUBDIVISION – Stage 4 HIGHLAND CRESCENT & SIERRA PLACE, TE AWAMUTU

for

Frontier Developments Ltd PO Box 5254 Hamilton 3242

by

Mark T Mitchell Ltd
Consulting Geotechnical Engineers
1150 Victoria Street – PO Box 9123
Hamilton 3240

9 November, 2021

Mark T Mitchell Ltd

Consulting Geotechnical Engineers

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Ref: W – 16639.7 9 November, 2021

Frontier Developments Ltd PO Box 5254 Hamilton 3242

Dear Sir.

Re: Geotechnical Completion Report - Soils and Earth Fill Report, Frontier Developments Residential Subdivision Stage 4 - Lots 65 to 100 Highland Crescent & Sierra Place, Te Awamutu

Please find enclosed copies of our Soils Investigation and Geotechnical Completion Report for the above-referenced project.

The results of our studies indicate that the site is suitable for use as a residential subdivision. A test hole has been drilled within each of the lots to provide a guide to the soil conditions present. The results of these tests indicate that standard foundations are to be used on all lots, as detailed in the attached report.

At the time of building site preparation work, where site soils are found to be different from those shown on the attached Bore Hole Logs, which could arise following wet weather conditions, we should inspect the site excavations to advise on the extent of remedial work required.

Yours faithfully

Mark T Mitchell Ltd Consulting Geotechnical Engineers

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Mark T Mitchell

Director

9 November 2021 Ref: W - 16639

GEOTECHNICAL SUBDIVISION COMPLETION REPORT (INSPECTING ENGINEERS REPORT) FRONTIER DEVELOPMENTS SUBDIVISION – STAGE 4 HIGHLAND CRESCENT & SIERRA PLACE, TE AWAMUTU

1. INTRODUCTION

This report combines the Soils Investigation Report and the Subdivision Completion Report (or the Inspecting Engineer's Report) for Frontier Developments Residential Subdivision Stage 3, which is located off Highland Crescent & Sierra Place, Te Awamutu. This stage of the development comprises Lots 65 to 100, the locations of which are shown on the attached Site Plan, Drawing No. 16639-10. The development is being undertaken by Frontier Developments Ltd, with the land surveying and engineering design carried out by S & L Consultants Ltd (S&L).

The topography of Stage 4 of the subdivision consists of an elevated low hill that slopes upwards from Pioneer Drive that has been terraced to create level building areas on each lot.

The purpose of the Soils Investigation was to determine the subsurface conditions within the specified lots and to evaluate what special conditions, if any, would be required for the foundation support of residential dwellings to be constructed on the site. This Geotechnical Completion Report also details the extent of filling and other activities that have taken place during the site development and outlines limitations of earth filling that has been placed during the subdivision development.

2. FIELD INVESTIGATION AND SITE TESTING

2.1 Soil Testing

The soil conditions within the Stage 4 subdivision areas were investigated following completion of the site earthworks, which consisted of cut and fill land re-contouring. These earthworks were generally carried out between the 2018-2019 and the 2020-2021 construction seasons. This included excavations of up to 2.0 metres in depth within elevated regions and filling of up to about 6.0 metres in lower areas. The Filling was placed and compacted within localised areas to produce near-level building sections as shown on the attached Cut/Fill Isopach Plan, Drawing No. 16639-11.

The earthworks included Pioneer Drive, with compacted filling placed up to about 2 metres in depth in parts to obtain the required road gradient.

The Filling that has been placed within this Stage 4 Development has been inspected and tested under the direction of Geocon Geotechnical Ltd and Mark T Mitchell Ltd geotechnical staff. On-site testing included nuclear density (NDM) testing, in-situ shear vane and Scala Penetrometer probe testing. Laboratory testing including soil compaction, water content and shear vane testing. The testing criteria adopted were in general accordance with NZS 4431:1989 "Code of Practice for Earthfill for Residential Development".

The soil conditions within the Stage 4 project site were investigated by drilling, thirty-six each, 2.0-metre hand auger test borings, together with Scala Penetrometer probe and in-situ shear vane tests at the centre point of each lot, as shown on the Site Plan. The designated bore hole number corresponds to the relevant Lot number, with Bore Hole Logs and associated test results presented on Figs. A-1 to A-18.

The purpose of the bore holes and associated testing was to provide guidance as to the general consistency, relative density and shear strength of soils located within the building site areas. This testing was also to determine general requirements for foundation construction for residential dwellings.

It should be noted that the Topsoil depths encountered within each of the bore holes are likely to vary across the general lot areas.

2.2 Soil Descriptions

The near-surface soil conditions consist of 100 to 350mm of Topsoil over natural soils or Engineer-certified Fill to variable depths. The Fill composition is a mixture of various coloured brown, compacted Clays and Silts. The naturally occurring soils below the Filling consist of firm to very stiff, Silts and Clays which continue to at least the base of the 2 metre deep bore holes.

The original soils have developed by the progressive weathering of volcanic ash (tephra) erupted about 60,000 to 350,000 years Before Present (1950's) and described generally as the Hamilton Ash Formation. The ash layers are a few metres thick and are representative of a sequence of volcanic ash deposits weathered to Clay and Silt soils. Some of these ash soils were excavated during earthworks and provided the bulk material for the filling operations.

The Hamilton Ash sequence overlies the Walton Subgroup which consists of two geological units referred to as the Karapiro and Puketoka Formations. These soils are older and are distinguished from the Hamilton Ash soils as pumiceous in nature. The Walton Subgroup soils are believed to have been deposited as primary or re-worked alluvial deposits or as non-welded distal ignimbrites (volcanic deposit). These soils typically consist of pumiceous silts, clays and consolidated fine- grained sands with weathered pumice inclusions.

Due to the non-uniform manner in which the alluvial soils were deposited and the continually changing river channel alignments, variations in soil grain size, density and shear strength may occur within relatively short distances.

ENGINEER-CERTIFIED FILL – ALL LOTS

3.1 Fill Areas and Depths

Earth filling has been placed within all, or part of the following lots to form near-level building site areas. Note that the filling will typically cover only a portion of the lots concerned.

Fill Depth Range	Lot Numbers
0.0 to 1.0 metres	66, 67, 68, 83, 96 and 97
0.0 to 1.5 metres	65, 69, 70, 73, 74, 75, 79, 80, 81, 93, 98 and 99
0.0 to 2.0 metres	72, 76, 77, 78 and 95
0.0 to 2.5 metres	71, 82 and 100
0.0 to 3.5 metres	90 and 94
0.0 to 4.5 metres	91
0.5 to 2.5 metres	84
0.5 to 4.5 metres	85 and 92
0.5 to 5.5 metres	86
3.0 to 6.5 metres	87
4.5 to 5.5 metres	89
4.5 to 6.0 metres	88

3.2 Fill Description

The Engineer-certified Fill was placed and compacted between May 2019 and November 2020 by C & R Developments Ltd, with periodic field and laboratory testing carried out by Geocon Geotechnical Ltd and Mark T Mitchell Ltd, to ensure that the filling was constructed to the requirements of New Zealand Standard NZS 4404:2010, Land Development and Subdivision Infrastructure.

Compaction of these soils was carried out using a combination of 12 and 24 tonne sheep-foot/wedge-foot and flat-drum rollers and loaded HM300 and HM400 articulated dump trucks.

The Contract Specification required the level of compaction effort applied to achieve a density which is acceptable for building construction to the NZ Standard for Light Timber Framed Buildings, NZS 3604:2011. Engineer-verification consisting of site inspections and testing was carried out during regular inspections during the backfilling process.

The Engineer-certified Filling is generally capable of supporting residential foundation designed in accordance with NZS 3604:2011. However, because building sites may contain areas of well-compacted filling that are alongside naturally occurring soils of a lower density, it is recommended for lots within this category further compaction of soils takes place.

This would take place after the building site area has been excavated to design level, with the entire building site area then to be compacted with a roller of minimum 2 tonne weight.

3.3 Fill Placement Procedures

Prior to placement of Engineer-certified Filling within the lots, the Topsoil and some of the underlying soils were removed and stockpiled for later re-spreading. Also, benching was carried out prior to any filling being placed in areas where natural slopes of greater than 1 vertical to 5 horizontal were present.

Within many lots, house foundations are likely to straddle areas of both filled ground and natural ground. The fill soils are generally stiffer and have a lower void ratio than those of natural ground, with a potential for minor differences in their performance over time as the near-surface soils dry out.

The recommendations provided in the following section of this report will alleviate potential problems associated with soil shrinkage with time and also with other variations in soil properties along the perimeter house foundations.

4. BUILDING SITE PREPARATION - ALL LOTS

4.1 Ground Conditions

The near-surface soils within Stage 4 typically consist of 100 to 350mm of Topsoil, overlying either naturally occurring, firm to very stiff, clayey Silt and silty Clay soils or alternatively, similar soil types that have been obtained from elsewhere and compacted in place. These Silt and Clay soils are expected to provide satisfactory support for residential foundations that are designed in accordance with NZS 3604:2011, providing site preparation works are carried out as recommended below.

4.2 Site Preparation

It is expected that building site areas will initially be excavated to about 0.5 metres beyond the building lines to remove the topsoil layer, with the depth of that excavation being about 200 to 350mm. Where low-strength soils are exposed within the proposed building site areas, those soils should initially be compacted in place and then tested to determine whether they are of adequate strength, or alternatively removed and replaced with compacted pit sand.

Otherwise, the exposed surface should be well compacted using a minimum 2 tonne vibrating roller over both natural ground and filled area to provide a uniform support to the concrete floor slab.

In addition, where house foundations straddle areas of both filled and natural ground, undercutting of the soils supporting the exterior footings should be carried out to accommodate the variations in soil properties, such as soil shrinkage over time. The recommended undercut details are as follows:

- Minimum 400mm below underside of concrete footing
- Extend to minimum 400mm beyond exterior foundation line
- Excavation width of minimum 1200mm wide at its base.

It is recommended that the undercut areas are to be backfilled with pit sand and compacted with a 2 tonne vibratory compactor in 2 layers up to the underside of the concrete slab.



5. TIMBER FLOOR CONSTRUCTION

The near surface, stiff to very stiff, Silt and Clay soils that are present within the project site are generally capable of supporting foundations for timber floor structures which are designed to the requirements of NZS 3604:2011 the NZ Standard for Timber Framed dwellings. However, where soil strengths are in doubt, the foundation soils should be tested to verify that shear strengths exceed 80kPa or Scala values exceed 5 blows per 100mm for sand or rockfill.

6. GROUNDWATER

Groundwater was not encountered in any of the Bore Holes during the autumn investigation due to the elevated nature of the site.

7. VARIATIONS OF SOIL TYPE, DENSITY AND SHEAR STRENGTH

Prospective purchasers and owners of lots within this development are advised that variations in soil type, density and shear strength will occur across the overall site and within individual sections. This fact applies to both unfilled and filled ground and in some circumstances, supplementary foundation preparation and construction work may be required where soft soil conditions are encountered.

8. ASSESSMENT OF NATURAL HAZARDS

For this particular residential site development, natural hazards consist of:

- ground subsidence
- surface flooding
- slope instability

8.1 Ground Subsidence – Building Sites

Sections 3 to 5 of the above report state that the results of the recent testing indicate that the soils underlying the subdivision are suitable for foundation support and ground subsidence is unlikely to develop to the extent that would affect building foundation support, subject to our recommendations being followed.

8.2 Surface Flooding

The land topography of the sections within Stage 4 development currently consists of gently sloping ground surfaces and therefore surface water flooding of the respective lots in their asdeveloped state is not expected to occur.



8.3 Slope Instability

The completed land topography is such that all as-constructed ground slopes, within both cuts and fills possess a Factor of Safety of at least 1.5 and 'safe' building platforms have been provided, as required by Section 106 of the Resource Management Act (1991).

8.4 Certification

A Statement of Professional Opinion as to suitability of Land for Subdivision is presented at the end of this report, which includes a statement that providing the recommendations presented in this report are adhered to, the environmental risks associated with the proposed subdivision development are acceptable.

9. LIMITATIONS

The Geotechnical opinions and recommendations that are contained in this report are based on site conditions as they presently exist and further assume that the exploratory holes and soundings are representative of subsurface conditions throughout the site, i.e. inferences about the nature and continuity of ground conditions away from the bore holes have been made in the preparation of this report. It is assumed that subsurface conditions elsewhere are not significantly different from those disclosed by the investigation.

We should be notified of any subsurface conditions that appear to be different from those as disclosed by this investigation so that the conditions may be reviewed and our recommendations reconsidered where necessary.

This report and certification does not preclude routine foundation inspections by the Builder or the Waipa District Council Building Inspectors. Where such inspections reveal the presence of localised soft areas, further soils investigations may need to be carried out to assess the extent of the problem soils and to determine what treatment, if any, of the foundation soils is required.

10. CONCLUSIONS AND RECOMMENDATIONS

The results of this study indicate that, based upon all available information, there is a stable building site available on each of the proposed lots. A test hole has been drilled centrally within each of the lots to provide a guide to the soil conditions present. Some lots may require engineer-design of foundations on account of the soil conditions present.

A Statement of Suitability of Earth Fill for Residential Development (NZS 4431 Appendix A), a Statement of Suitability of Land for Building Development (Schedule 2A: NZS 4404:2010) and Table 1 (Summary of House Foundation Requirements) are included with this report.

Mark T Mitchell Ltd

Consulting Geotechnical Engineers

Mark T Mitchell

Director



Attached:

Site Plan, Drawing No. 16639-10 Cut/Fill Isopach Plan, Drawing No. 16639-11

Geocon Geotechnical Ltd Bore Holes: Figs. A-1 to A-18

Schedule 2A : Ref: NZS 4404:2010 Appendix A : Ref: NZS4431:1989

Table 1: Summary of House Foundation Requirements

Mark T Mitchell Ltd

Consulting Geotechnical Engineers

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SCHEDULE 2A (Ref: NZS 4404:2010)

To: The Director of Works/Development Engineer

Waipa District Council Private Bag 2402 Te Awamutu 3840 Ref: W - 16639

STATEMENT OF PROFESSIONAL OPINION AS TO SUITABILITY

OF LAND FOR RESIDENTIAL BUILDING DEVELOPMENT

Subdivision : Frontier Developments – Stage 4
Owner/Developer : Frontier Developments Ltd

Location : Lots 65 to 100

Highland Crescent & Sierra Place, Te Awamutu

- I, Mark Thomson Mitchell, a Director of Mark T Mitchell Ltd, Consulting Geotechnical Engineers of 1150 Victoria Street, Hamilton, hereby confirm that:
- 1. I am a geo-professional as defined in Section 1.2.2 of NZS 4404:2010 and was retained by the Developer, as the geo-professional on the above development.
- 2. The extent of our inspections during construction and the results of all tests carried out are as described in our Soils and Earthfill report dated 9 November, 2021.
- 3. In my professional opinion, not to be construed as a guarantee, I consider that:
 - a. The Engineer-Certified Earth Fill has been placed in compliance with the requirements of the Waipa District Council.
 - b. The completed works take into account land slope and foundation stability considerations, subject to the foundation recommendations contained in our report dated 9 November, 2021
 - c. Subject to 3(a) and 3(b) of this Schedule, the <u>original</u> ground not affected by Filling is suitable for the erection thereon of buildings designed according to NZS 3604:2011, although the presence of groundwater within both naturally occurring and fill soils may result in a decrease in soil strength, thereby resulting in additional building site preparation work.
 - d. The original ground not affected by Filling and the Filled ground are not subject to erosion, subsidence, or slippage in accordance with the provisions of Section 106 of the Resource Management Act 1991 provided the recommendations contained in our report dated 9 November, 2021 are followed.

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4. This professional opinion is furnished to Waipa District Council and the Developer for their purposes alone on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any building.

5. This certificate shall be read in conjunction with our geotechnical report referred to in clause 2 and shall not be copied or reproduced except in conjunction with the full geotechnical completion report.

Signed by

Mark T Mitchell, BE (Civil), MS, CPEng (Member ACENZ, IPENZ, ASCE)

Date: 9 November, 2021

On behalf of Mark T Mitchell Ltd, Consulting Geotechnical Engineers

van > hotel

Mark T Mitchell Ltd

Consulting Geotechnical Engineers

1150 Victoria Street P O Box 9123 Hamilton 3240 **New Zealand** Telephone 07 838 3119 Facsimile 07 839 3125 email: mtm@geocon.co.nz

APPENDIX A (Ref: NZS 4431:1989)

To: The Director of Works Waipa District Council Private Bag 2402 Te Awamutu 3840

Ref: W - 16639

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL BUILDING DEVELOPMENT

Subdivision

Frontier Developments - Stage 4

Owner/Developer

Frontier Developments Ltd

Location

Lots 42 to 64

Highland Crescent & Sierra Place, Te Awamutu

- I, Mark Thomson Mitchell, Consulting Geotechnical Engineer of 1150 Victoria Street, Hamilton and a Director of Mark T Mitchell Ltd, hereby confirm that:
- 1. The Engineer-Certified Earth Fill has been placed to a standard equal to or better than the requirements of NZS 4431:1989, the NZ Standard Code of Practice for Earth Fill for Residential Development.
- While work was in progress, I carried out the function of Inspecting Geotechnical Engineer. 2.
- During the work, my staff and I, made periodic visits of inspection to the site, as detailed in my report dated 9 November 2021, a copy of which is attached.
- 4. Fill is present in the following lots:

Engineer-Certified Fill: Lots 65 to 100

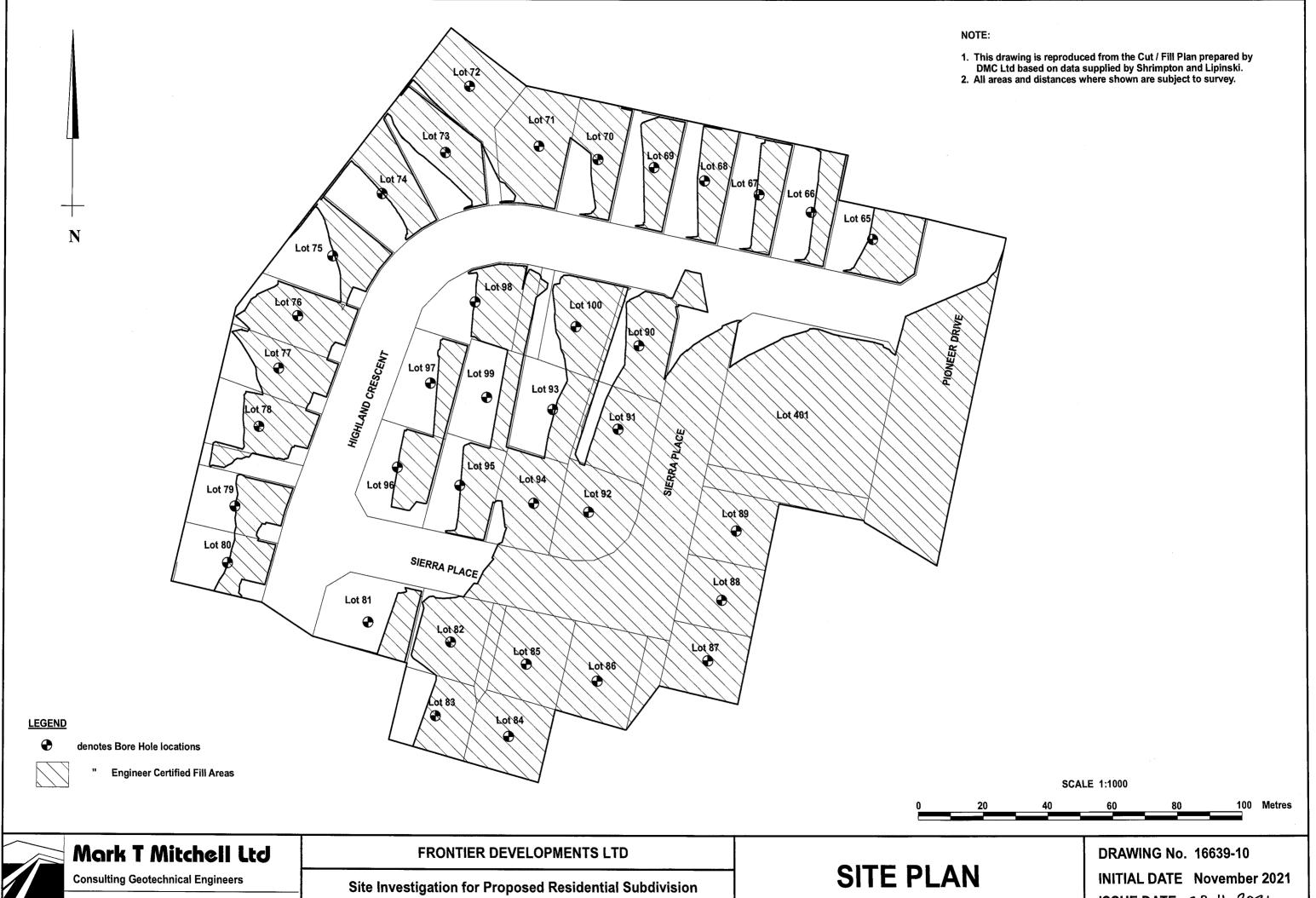
- 5. In the opinion of the Inspecting Engineer, the limitations as set out in our 9 November, 2021 report should be observed when constructing dwellings over, or in the vicinity of Filled ground.
- 6. This Certification, that the Controlled Earth Fills have been placed equal to or to a better standard than the requirements of NZS 4431, does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

Mark T Mitchell Ltd

Signed

Mark T Mitchell, BE(Civil), MS, MIPENZ (Member ACENZ, IPENZ, ASCE)

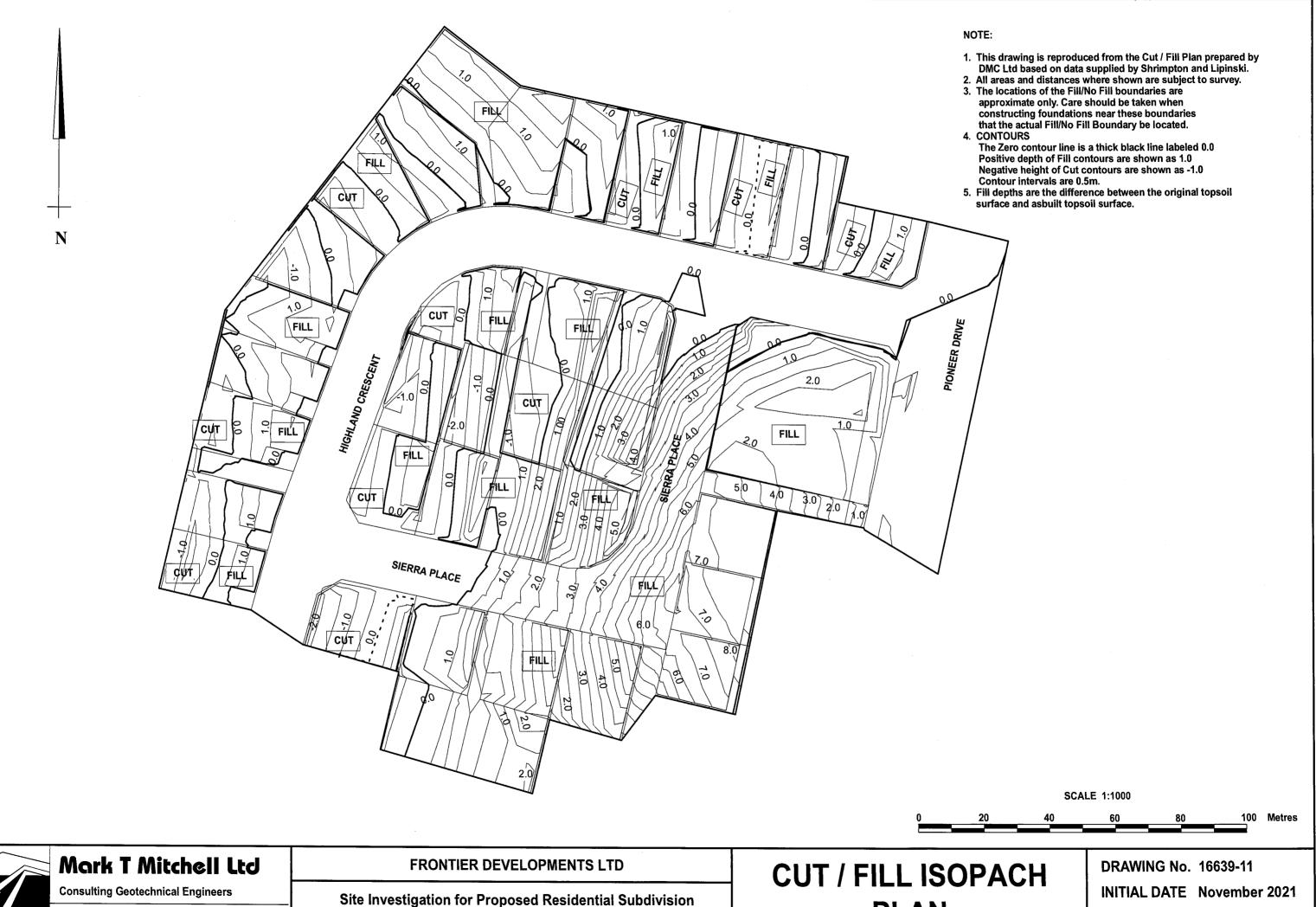
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Stage 4, Highland Crescent & Sierra Place, Te Awamutu

ISSUE DATE 09, 11.2021

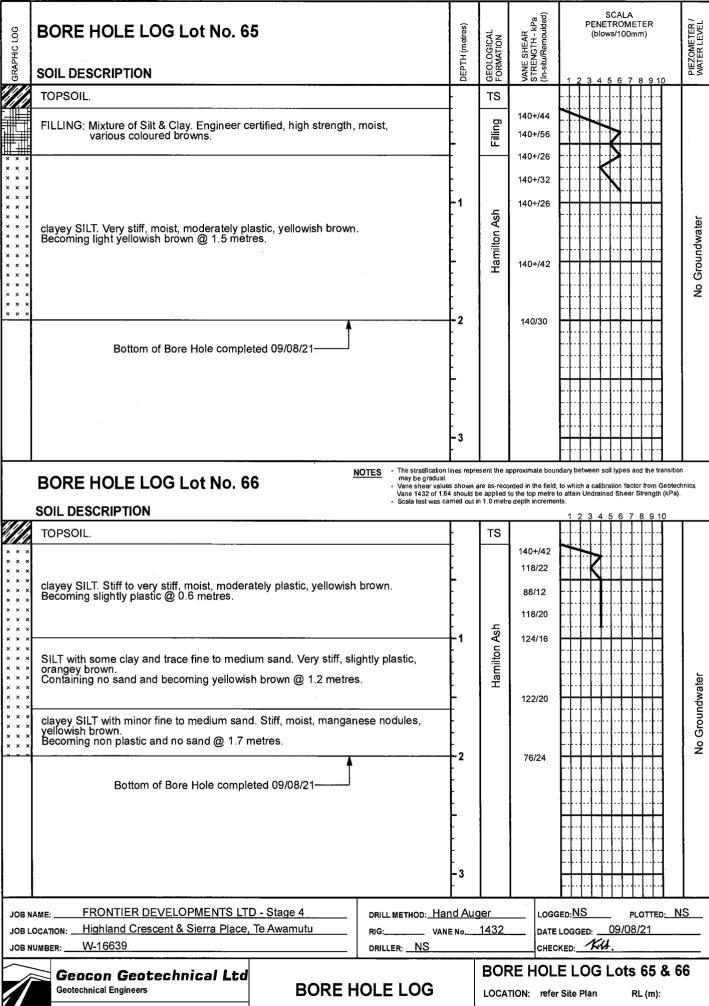




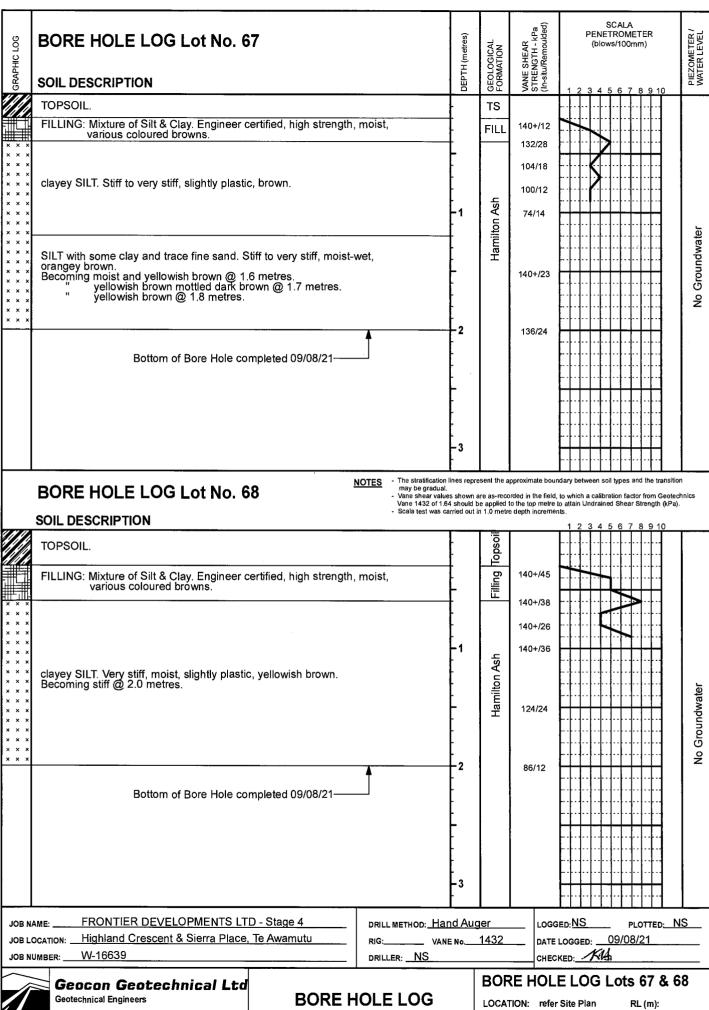
Stage 4, Highland Crescent & Sierra Place, Te Awamutu

PLAN

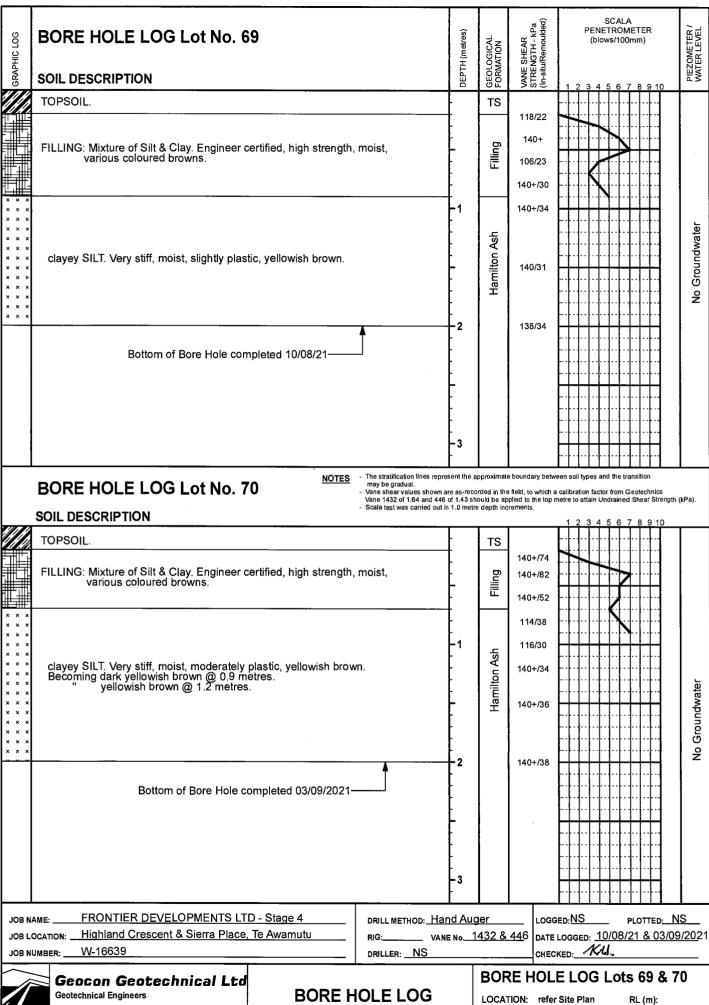
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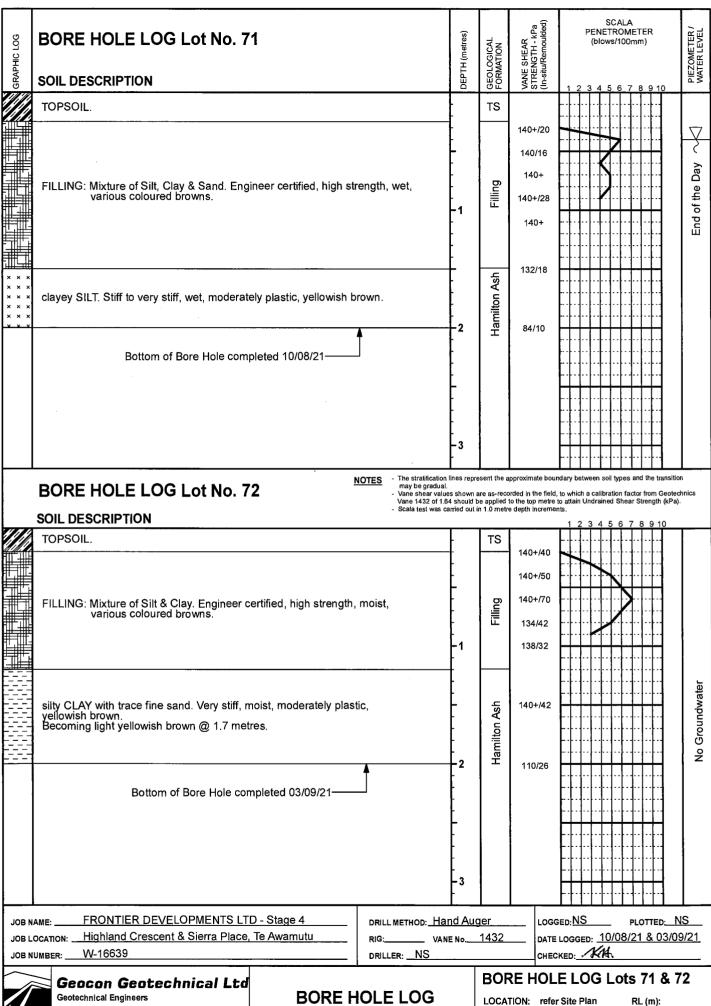
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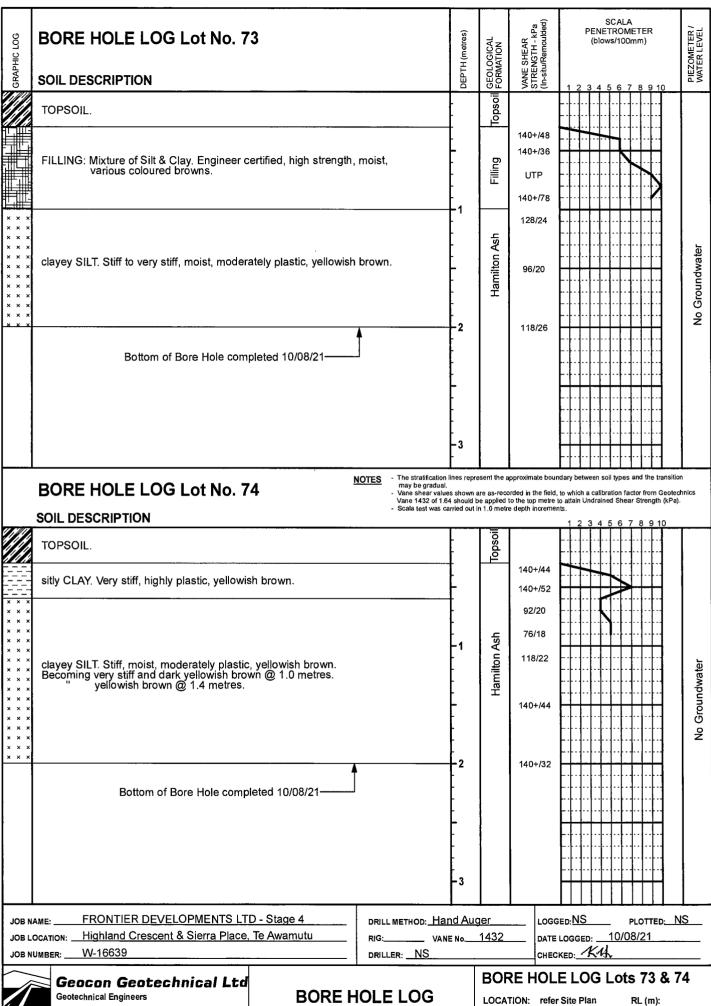
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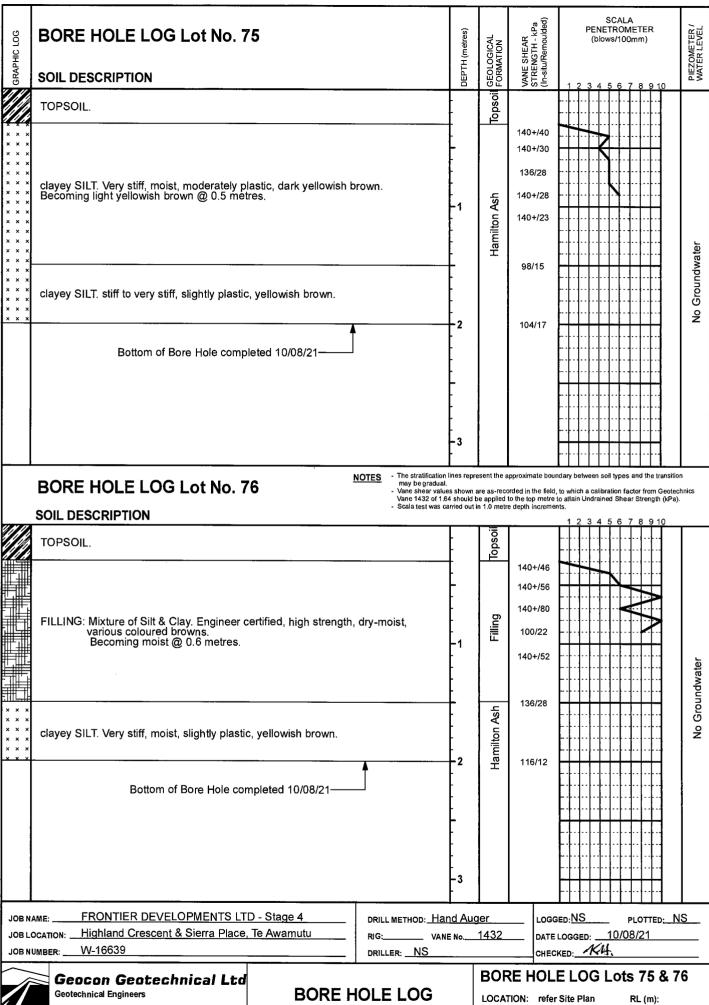
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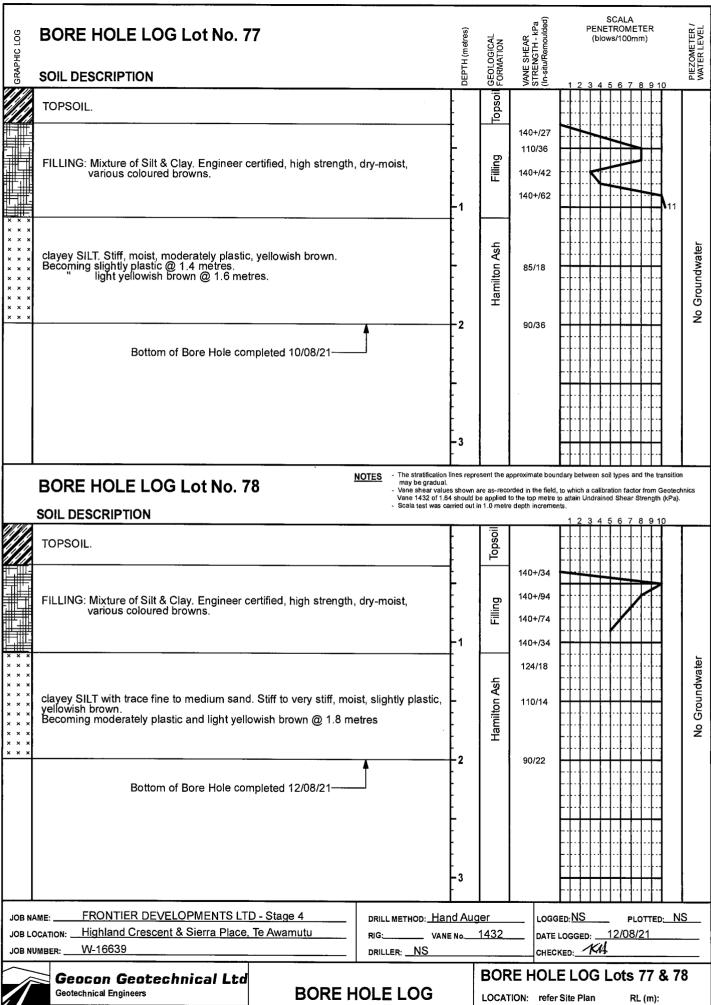
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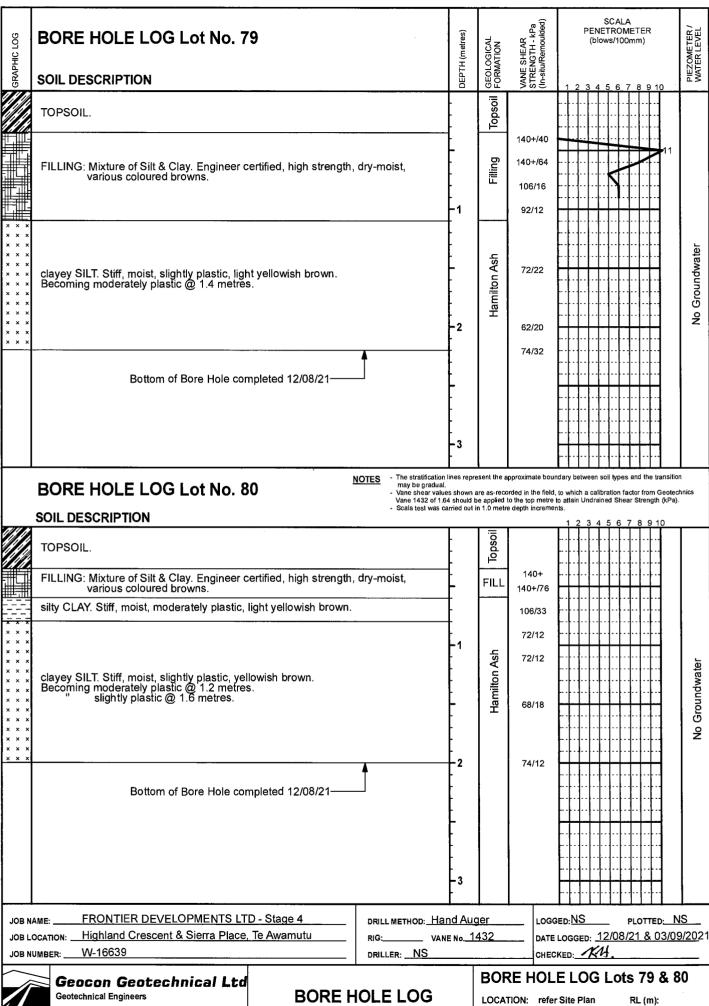
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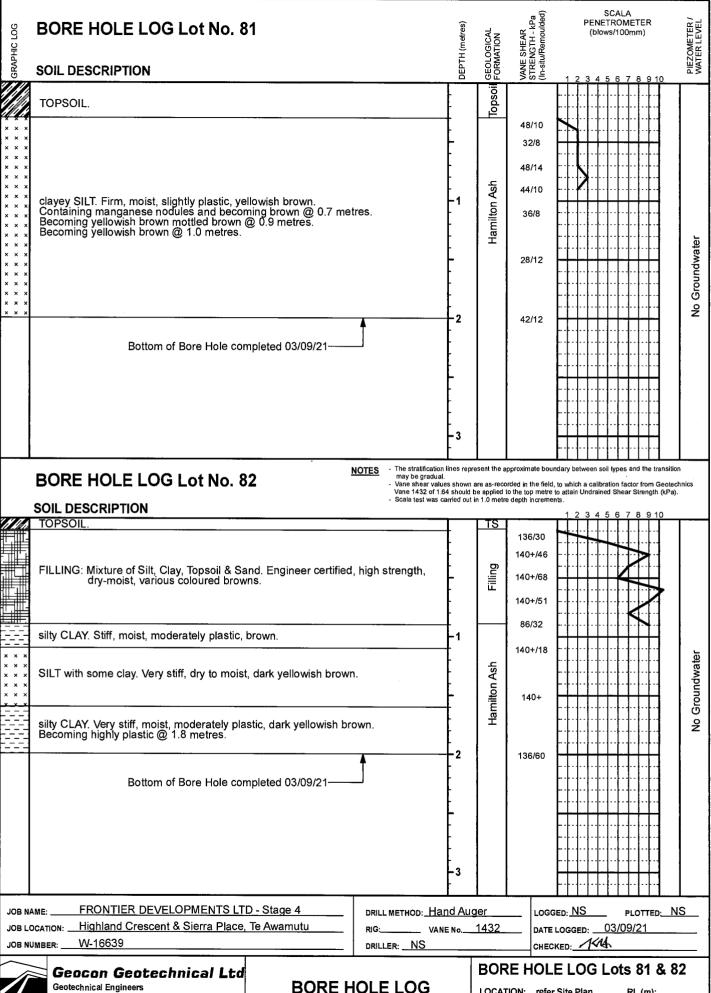


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LOCATION: refer Site Plan

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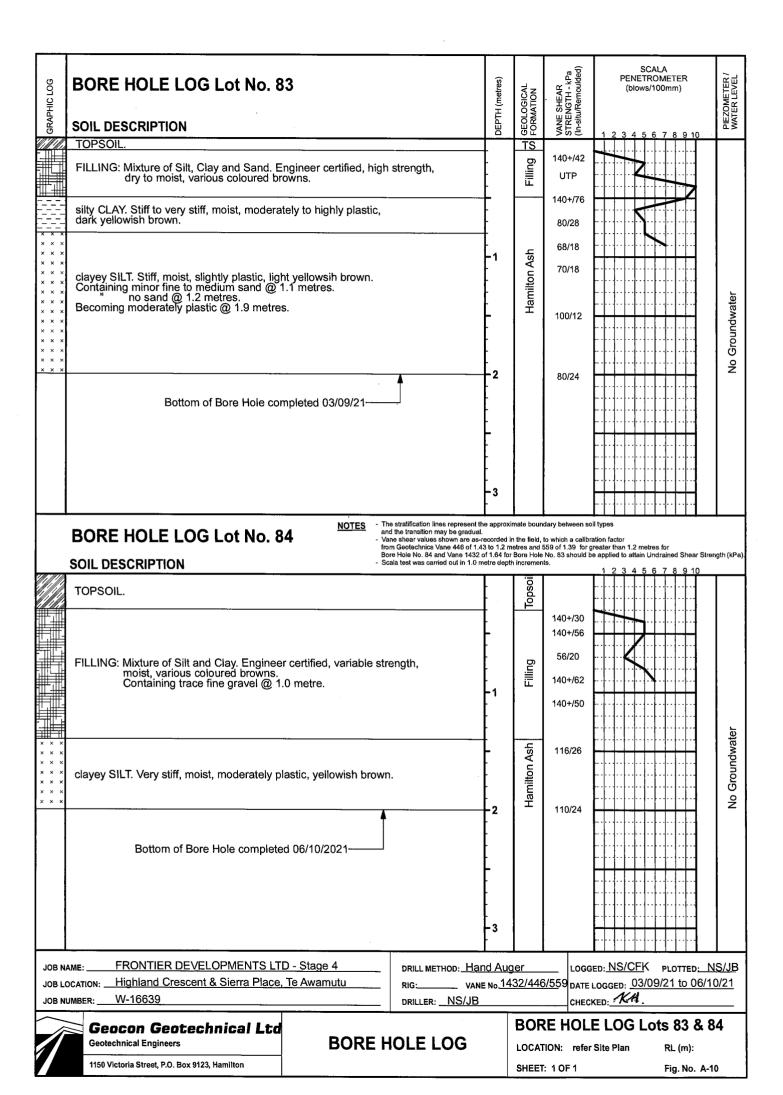


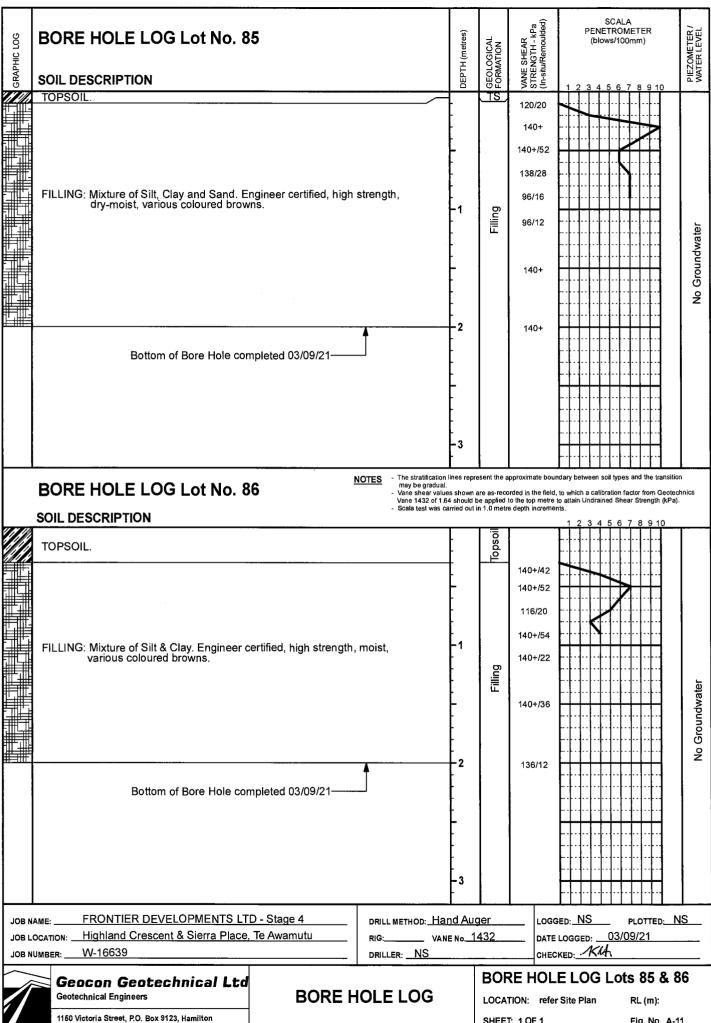
BORE HOLE LOG

LOCATION: refer Site Plan

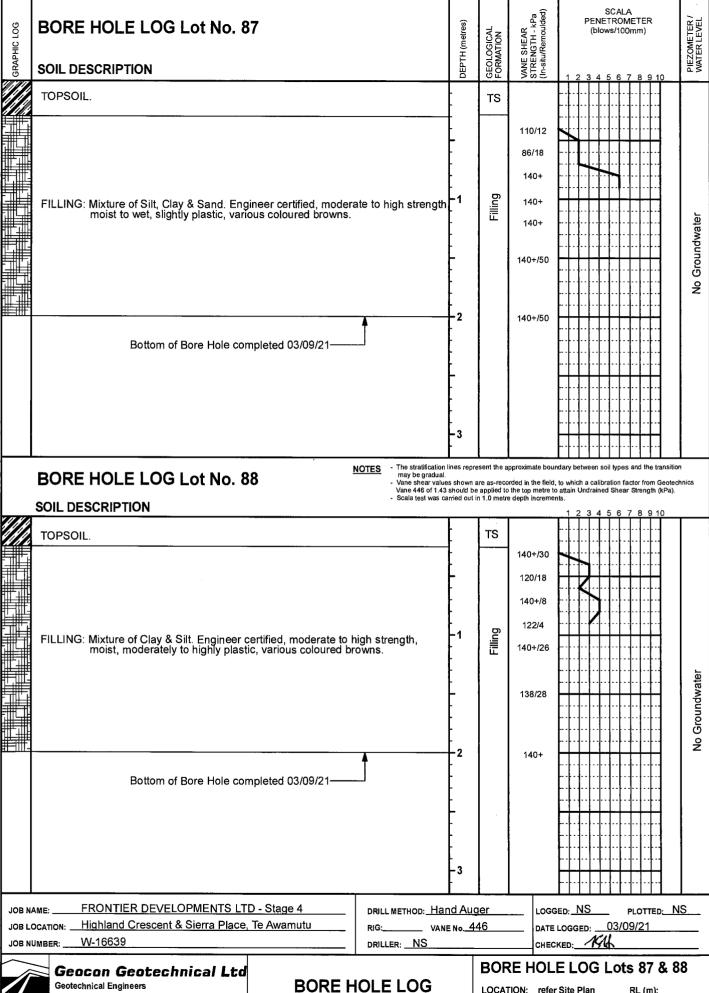
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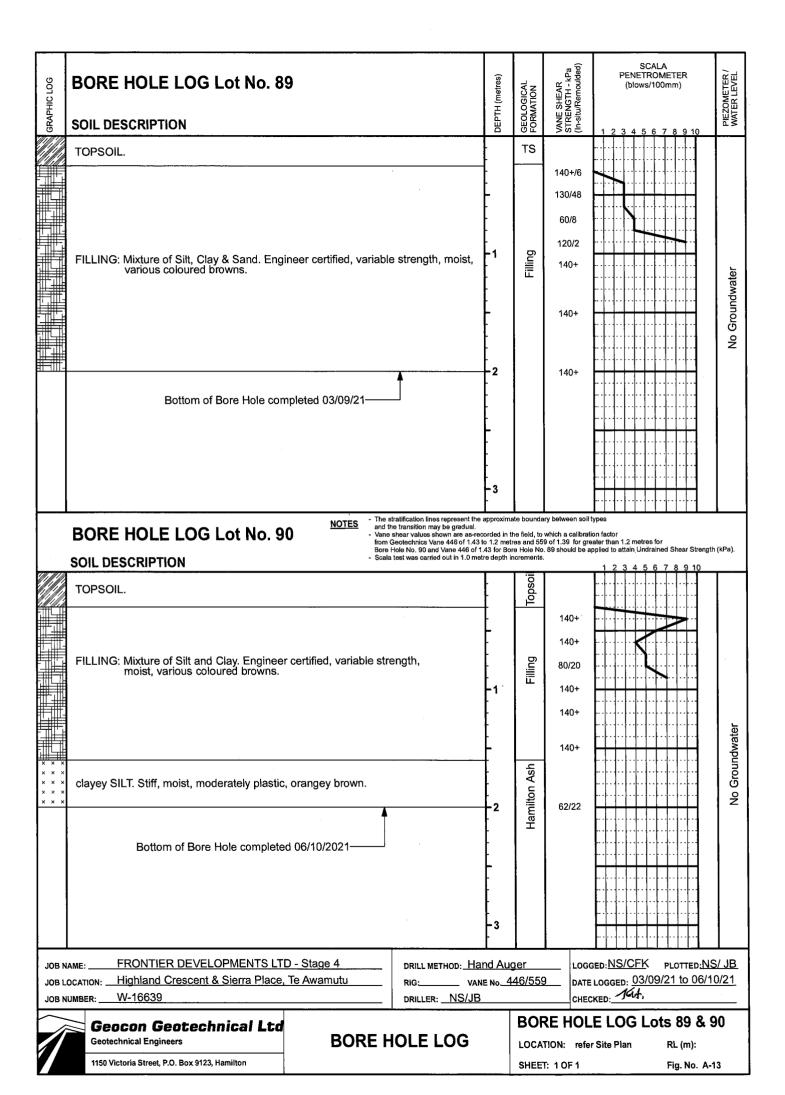
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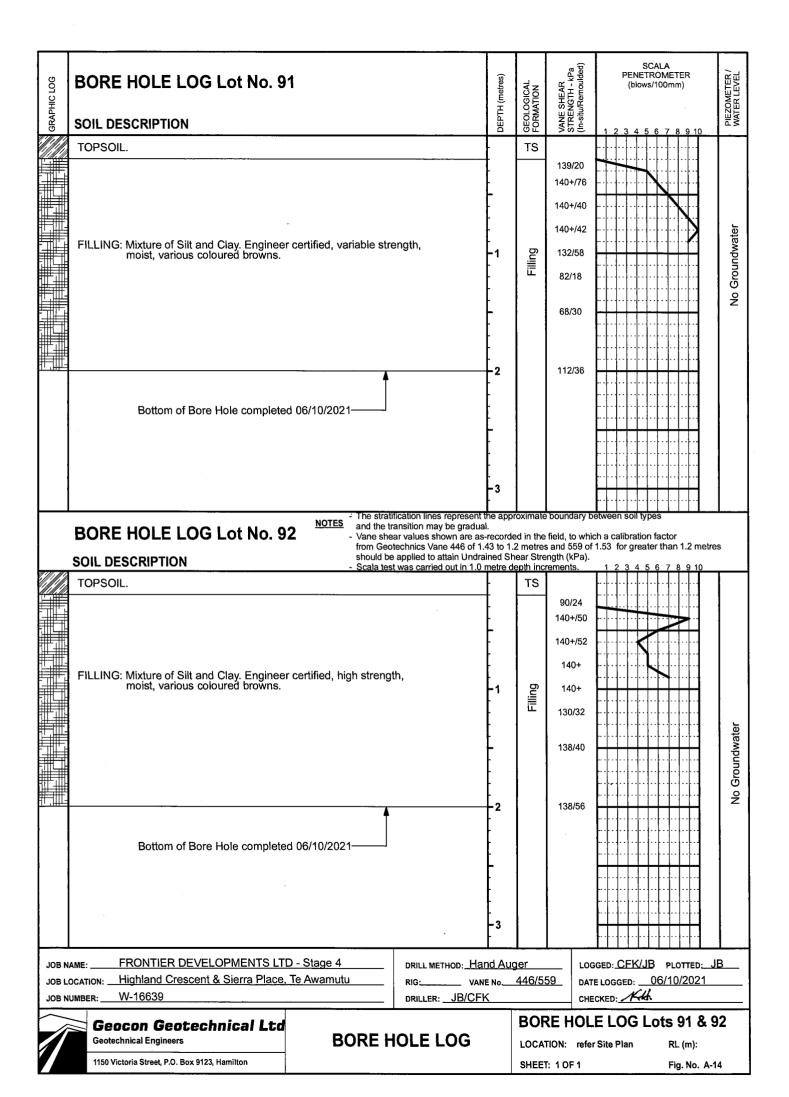


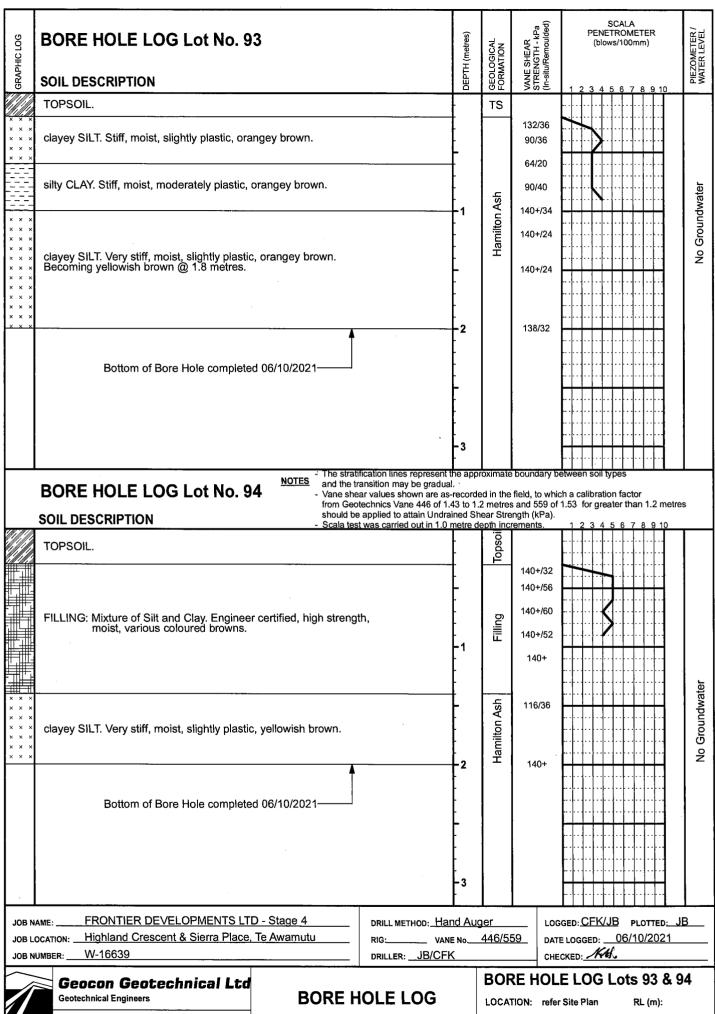
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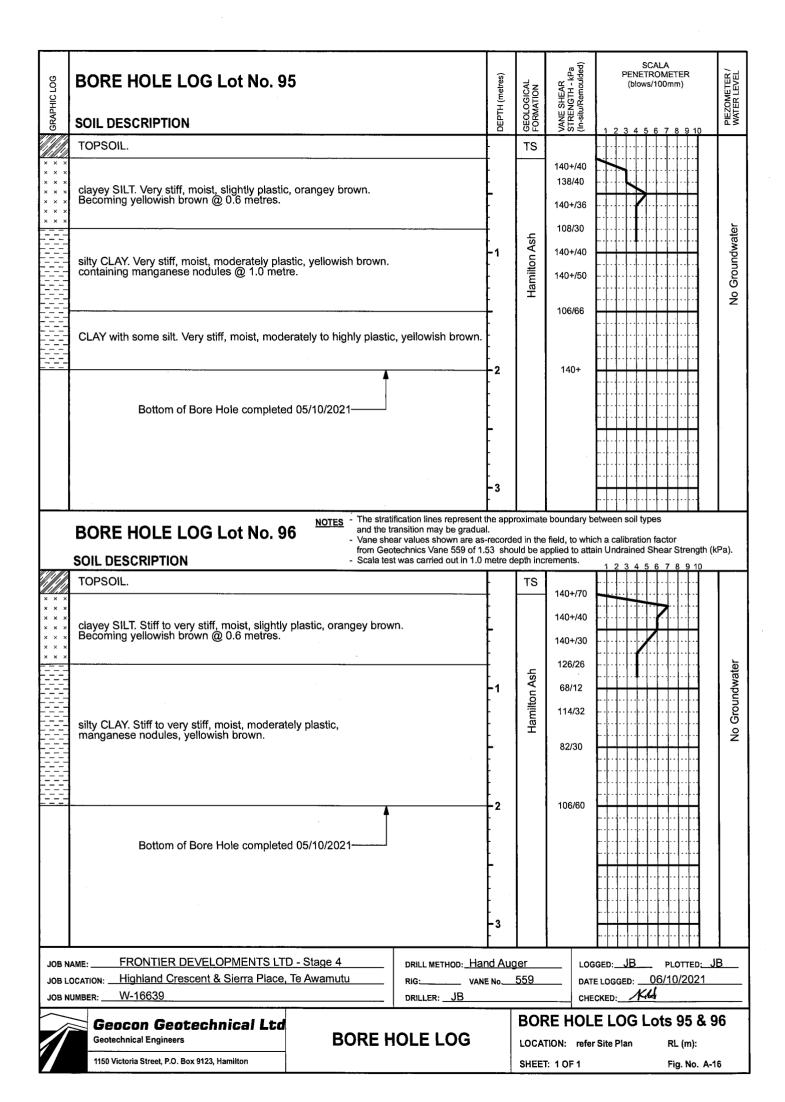
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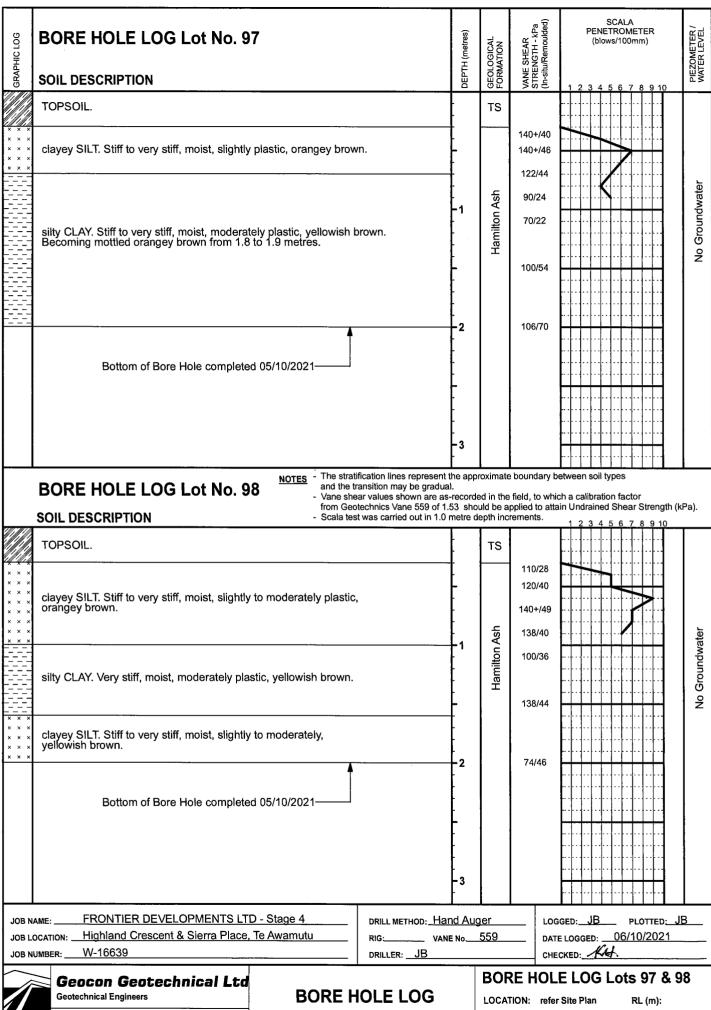






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