



Office Use Only Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council’s web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes / **No**

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use Fast Track Land Use* Subdivision Discharge
- Extension of time (s.125) Change of conditions (s.127) Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

3. Would you like to opt out of the Fast Track Process? Yes / **No**

4. Applicant Details:

Name/s: A & W Porter

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: [Redacted]

Postal Address: 11 York Street, Russell
(or alternative method of service under section 352 of the Act)

Post Code: 0202

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Emma Miller – Reyburn & Bryant

Electronic Address for Service (E-mail): emma@reyburnandbryant.co.nz

Phone Numbers: Work: 09 438 3563 Home: _____

Postal Address: PO Box 191, Whangarei
(or alternative method of service under section 352 of the Act)

Post Code: 0140

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: Same as applicant

Property Address/
Location

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location:

34 Oneroa Road, Russell

Legal Description: Lot 1 DP 90608 Val Number: _____

Certificate of Title: NA47D/800
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? Yes / **No**

Is there a dog on the property? Yes / **No**

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. **This is important to avoid a wasted trip and having to re-arrange a second visit.**

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Build a new house at 34 Oneroa Road, Russell

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes/**No**

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent Other (please specify)

11. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) yes no don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

- Subdividing land Changing the use of a piece of land
- Disturbing, removing or sampling soil Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Please attach your AEE to this application.

13. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write all names in full) Andrew Rex Porter

Email: [REDACTED]

Postal Address: 11 York Street, Russell

[REDACTED] Post Code: 0202

Phone Numbers: Work: [REDACTED] Home: [REDACTED] or Fax: _____

Fees Information: An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees: I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: [REDACTED] (please print)

Signature: [REDACTED] (signature of bill payer – **mandatory**) Date: 28/05/2024

14. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

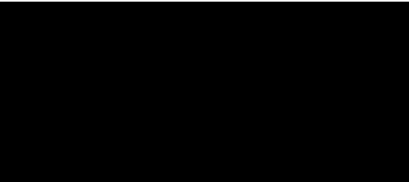
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

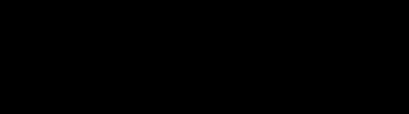
A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

Declaration: The information I have supplied with this application is true and complete to the best of my knowledge.

Name:  (please print)

Signature:  (signature)

Date: 29/05/2024

(A signature is not required if the application is made by electronic means)

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Land Use Consent Application

A & W PORTER

34 Oneroa Road, Russell

A topographic map with contour lines and a grid, rendered in white and light gray on a black background, occupies the bottom half of the page.

**reyburn
& bryant**

PLANNERS • SURVEYORS

Land Use Consent Application

A & W PORTER

34 Oneroa Road, Russell

Report prepared for: A & W Porter
Author: Emma Miller, *Associate*
Reviewed by: Brett Hood, *Director*
Consent Authority: Far North District Council
Report reference: 17967
Report Status: Final
Date: May 2024

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Reyburn and Bryant
P.O. Box 191
Whangarei 0140
Telephone: (09) 438 3563

FORM 9

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Whangarei District Council
Private Bag 9023
WHANGAREI

A and W Porter, 11 York Street, Russell applies for resource consent to build a new dwelling at 34 Oneroa Road, Russell.

A full assessment of the proposal against the rules is attached at **Appendix 2**.

1. The applicant is the owner of the land to which the application relates.
2. The location of the proposed activities is as follows:
34 Oneroa Road, Russell
Lot 1 DP 90608 – RT NA47D/800
3. There are no other activities that relate to the proposal.
4. No other additional resource consents are needed for the proposal.
All consents required for this proposal have been applied for and are described above.
5. We attach an assessment of effects on the environment that:
 - (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
6. We attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
7. We attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including information required by clause 2(2) of Schedule 4 of that Act.
Included is a check list of relevant Schedule 4 matters.

-
8. No other information is required to be included in the district or regional plan(s) or regulations.



Signature of applicant (or person authorised to sign on behalf of applicant)

Emma Miller

29 May 2024

Date

Address for service:

Reyburn and Bryant 1999 Ltd
PO Box 191, Whangarei

Telephone:

(09) 438 3563

Email:

emma@reyburnandbryant.co.nz

Contact person:

Emma Miller

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1. Mandeno Design house plans
2. Rule assessment
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5. NRC selected land use map
6. Written approval

ABBREVIATIONS

AEE	Assessment of Environmental Effects
CE	Coastal Environment
CMA	Coastal Marine Area
EES	Environmental Engineering Standards
EW	Earthworks Chapter
FNDC	Far North District Council
GFA	Gross Floor Area
HAIL	Hazardous Activities and Industries List
KRTZ	Kororareka Russell Township Zone
MD	Mandeno Design Architectural Spaces
NES	National Environmental Standard
NES-SC	National Environmental Standard – Soil Contamination
NTA	Northland Transport Alliance
OFNDP	Operative Far North District Plan
PC	Plan Change
PFNDP	Proposed Far North District Plan
RMA	Resource Management Act, 1991
RS Eng	RS Engineering Consultants
RTZ	Russell Township Zone

1. INTRODUCTION

1.1 Report basis

This report has been prepared for A and W Porter in support of a proposal to build a new house at 34 Oneroa Road, Russell.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) in accordance with the Fourth Schedule.

The report also includes an analysis of the relevant provisions of the district, regional and national planning documents that are pertinent to the assessment and decision required under s104 of the RMA.

1.2 Property details

Applicant	A and W Porter
Land owner	Porter Family Holdings Limited
Site location	34 Oneroa Road, Russell
Legal description	Lot 1 DP 90608
Record of title	NA47D/800
Site area	1,257m ²
Operative District Plan	Far North District Plan (FNDP)
Operative District Plan Zoning	Russell Township Zone (RTZ)
Proposed District Plan	Proposed Far North District Plan (PFNDP)
Proposed District Plan Zoning	Russell Township Coastal Overlay
Other District Plan Notations	-

Table 1: Property and application details

1.3 Proposal summary

This application for resource consent seeks approval to build a new house at 34 Oneroa Road, Russell.

Plans have been prepared by Mandeno Design (MD) and are attached at **Appendix 1**.

1.4 Reason for resource consent

The property is located in the Russell Township Zone (RTZ) of the Operative Far North District Plan.

Resource consent is necessary as the dwelling will create sunlight infringements on the northern and southern boundaries. An infringement relating to stormwater management is also created due to the proposed impervious areas. The volume of earthworks also exceeds the permitted limit.

None of the relevant rules in the proposed Far North District Plan have legal effect. No resource consent is required under this Plan.

A full assessment of the reasons for resource consent are set out in **Appendix 2**.

Overall, a **discretionary** activity consent is sought from the FNDC.

1.5 Relevant title memorials

The site is comprised in a single record of title. There are no interests on the title.

A copy of the record of title is attached at **Appendix 3**.

1.6 Other approvals required

A building consent will be required for the proposed house. This will be applied for in due course.

1.7 Processing requests

Prior to the issue of any decision for this consent, please arrange to forward the draft conditions for our review and comment.

1.8 Statutory context

Section 104B of the RMA is associated with determining applications for discretionary activities and sets out the consent authority's obligations.

Section 104(1) of the RMA sets out the matters that a consent authority must, subject to Part 2, have regard to when considering all applications for resource consent.

This report focuses on the relevant matters in s104(1), and specifically addresses the following:

- The actual and potential environmental effects (s104(1)(a)).
- The relevant provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations (s104(1)(b)(i))
- The relevant provisions of the operative Far North District Plan and the proposed Far North District Plan (s104(1)(b)(vi)).

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1 Location

The subject site is in Russell, a Northland coastal town with historic significance at a national level.

2.2 The site

The site is rectangular and it has an area of 1,257m².

Figure 2 identifies the property in the surrounding locality. It is located on the corner of Oneroa Road and Russell Heights and is on the brow of the hill. The property has views to the east of Long Beach and also to the west of the Russell Harbour.



Figure 2: Site location (Source: FNDC GIS)

There is an existing dwelling and detached shed on the property. They are centrally positioned on the high point of the site.

The property is located in the Russell Township Zone (RTZ). It is not subject to any Resource Area.

2.3 Access

The site is accessed over an existing vehicle crossing to Oneroa Road. There is no vehicle crossing to Russell Heights.

2.4 Servicing

Council's reticulated wastewater and stormwater networks are available in this location, and the proposed dwelling will connect to these networks.

There is no reticulated water supply in this location. Therefore, water will be collected and stored onsite.

Power and telecom services are available at the property boundary.

2.5 Surrounding area

The site is located in the coastal township of Russell, on the hill that divides the commercial area of Russell from Long Beach.

Russell is predominately a tourist town with significant historical heritage. It has a high proportion of holiday homes and tourist accommodation. The area around the subject site is generally residential with views towards Long Beach and back over the Russell township.

3. THE PROPOSAL

3.1 Proposal summary

As set out in Section 1.3 of this report the proposal seeks resource consent to build a new house at 34 Oneroa Road, Russell.

3.2 Proposed dwelling

The proposed dwelling is a two story three bedroom home that also includes a rumpus room, a small office, a gym, a triple garage, decks and a swimming pool. [Figure 3](#) is an indicative image of the proposed dwelling prepared by MD.



Figure 3: Indicative impression of the proposed dwelling

A full set of plans are attached at **Appendix 1**.

3.3 Site development and servicing

Wastewater

The new dwelling will be connected to the Council reticulated wastewater network.

Water supply

As there is no reticulated water supply in this location, water will be collected and stored on site.

Stormwater

It is proposed that the stormwater will be collected from the roof of the proposed dwelling and piped to storage tanks that are located under the eastern deck. Overflow from the tanks will be piped to the kerb at Oneroa Road.

RS Eng have prepared a site suitability report that is attached at **Appendix 4**. It sets out that stormwater will be attenuated on the site ensuring that post-development flows will be less than 80% of the pre-development level.

Other services

Existing electricity and fibre telecommunication services are provided within in the area, and the proposed dwelling will connect as required.

3.4 Earthworks

Earthworks are proposed to create a building platform for the new dwelling. The earthwork details are shown on the plans prepared by MD and are attached at **Appendix 1**.

The volume of earthworks is estimated to be 480m³, and not cut will exceed 1.5m.

The RS report makes a series of recommendations regarding the earthworks that will be adhered to.

4. RESOURCE CONSENT ACTIVITY STATUS

4.1 Operative Far North District Plan

The property is located in the Russell Township Zone (RTZ) in the OFNDP. It is not subject to any Resource Area.

4.2 Operative Far North District Plan rule assessment

The proposal generates several infringements with the District Plan rules. An outline of the infringements are set out below, while a full assessment of the proposal against the relevant rules of the OFNDP is attached at **Appendix 2**.

Russell Township Zone

- Sunlight (10.9.5.1.6, 10.9.5.2.5)

The proposed building creates a sunlight infringement on the southern and northern boundary.

The northern boundary is the boundary with Oneroa Road. Despite the rule having exemptions for entrance strips, private ways, access lots or accesses serving a rear lot, the same does not apply to a road boundary.

The proposal is a **discretionary** activity with respect to this rule.

- Stormwater Management (10.9.5.1.7, 10.9.5.2.9)

The impervious area on the site is 601.55m². This is 47.8% of the net site area and exceeds the 35% and 40% permitted and restricted discretionary standards.

The proposal is a **discretionary** activity with respect to this rule.

Soils and Minerals

- Excavation (12.3.6.1.3, 12.3.6.2.2)

The volume of earthworks necessary to construct the proposed dwelling is 480m³. No cuts will exceed 1.5m

The proposal is a **discretionary** activity with respect to this rule.

The plans prepared by MD and attached at **Appendix 1** show the extent of the infringements.

The proposal complies with all other relevant rules in the OFNDP. Overall, the proposed application for resource consent is a **discretionary** activity in terms of the OFNDP.

4.3 Proposed Far North District Plan

Zoning

The site is located in the Kororareka Russell Township Zone and is also in the Coastal Environment in the PFNDP.

Rule assessment and activity status

The rules in the Kororareka Russell Township Zone and Coastal Environment chapters of the PFNDP do not yet have legal effect.

Nevertheless, an assessment has been undertaken against the rules of the zones the site is located in. If the rules had legal effect, a restricted discretionary activity resource consent would be required in relation to impervious coverage, daylight angles and height. An assessment is included at **Appendix 2**.

4.4 NES – soil contamination

All applications that involve subdivision, an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

A review of aerial photographs and the Northland Regional Council 'selected land-use sites' database was undertaken, which confirmed that no HAIL activities are present or have ever taken place on the subject 'piece of land' - refer to the map attached in **Appendix 5**. Accordingly, the NES does not apply to this application.

4.5 Overall activity status

Overall, the proposal is a **discretionary** activity.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Existing environment

Section 104(1)(a) requires a consideration of any actual and potential effects on the environment of allowing an activity. For the purposes of this consideration, it is necessary to establish the correct environment on which the effects are to be assessed.

The existing state of the environment has been described in section 2 of this report. This section describes the site and the surrounding environment, including existing buildings and activities. For clarity, this includes:

- The existing title and existing dwelling.
- The existing vehicle crossing to Oneroa Street.
- The existing pattern of development and land use associated with the surrounding environment, which is described in section 2.5 of this report.

We are unaware of any other resource consents that might influence the existing environment.

Overall, the above forms the environment against which the effects of the proposal must be assessed.

5.2 Permitted baseline

Section 104(2) of the RMA allows a consent authority to disregard an adverse effect of an activity on the environment if a plan (the WDP in this instance) permits an activity with that effect. This is commonly referred to as the permitted baseline.

It is considered that in terms of the proposal the effects associated with what can be constructed on the site as a permitted activity can be disregarded. These permitted activities can be summarised as follows:

- A maximum of one principal residential unit and one minor residential unit, and
- A maximum impervious area coverage of 439.95m²; and
- A maximum building height of 7.2m; and
- Building setbacks of at least 3m from the road boundaries and 1.2m from other boundaries (for a maximum length of 10m); and

- A complying height in relation to boundary; and
- Earthworks that don't exceed a volume of 200m³ and a cut of 1.5m.

The proposed dwelling falls within the scope of the permitted baseline apart from the daylight angle, impervious area and earthworks rules.

Therefore, it is those elements of the proposal that go beyond the permitted baseline that require an assessment as to the potential adverse effects. The complying components of the proposed dwelling can be disregarded from the effects assessment.

5.3 Effects related to the daylight angle infringements

The proposed dwelling creates a daylight angle infringement on the adjoining property to the south. This property owner has provided a written approval to the proposal. It is attached in **Appendix 6**, therefore the effects of the infringement on this party can be disregarded.

The proposed dwelling also creates a daylight angle infringement on the northern boundary, which is the Oneroa Road boundary. The OFNDP includes exemptions that relate to daylight angles when the boundary is an entrance strip, private way, access lot or an access that serves a rear lot. However, the same does not apply to a road boundary, despite the use being similar.

Consultation with the NTA about the proposal and specifically the infringement has been undertaken. NTA has confirmed that they support the proposal in principle and that they do not consider there to be any adverse traffic or future maintenance effects for the road corridor. A copy of the correspondence is attached at **Appendix 6**.

The daylight angle infringements will not create any adverse effects.

5.4 Stormwater effects

The impervious areas on the site will have a total area of 601.55m², which is 47.8% of the net site area. The areas are comprised of the dwelling, pool and associated driveway.

RS Eng have undertaken an assessment of the proposal, and this includes a stormwater attenuation design to ensure that post development stormwater runoff from the site will be less than 80% of the existing site. Their report is attached at **Appendix 4**.

The proposed design involves the collection of the roof runoff into above ground tanks, with restricted outlets that reduce the peak flows to pre-development levels.

As the existing impermeable surfaces on the property have not been accounted for, the proposed attenuation and detention control measures to that relate to the new impermeable surfaces will ensure that the peak flows will be reduced to less than the pre-development levels.

The proposed stormwater management proposal will attenuate runoff to less than the permitted baseline. Therefore, the effects of the proposal on the stormwater network due to exceeding the impervious area on the site will be less than minor.

5.5 Effect of earthworks

The earthworks are proposed to facilitate the construction of the proposed dwelling, and to create a flat area for the manoeuvring of vehicles on the site.

The proposed house will largely be positioned on the area ensuring that any visual effects of the cut will be mitigated.

Additionally, all earthworked areas will be appropriately managed during construction to ensure that sediment is controlled. Following construction, no areas will be left open. They will either be landscaped or concreted.

There will be no adverse visual effects generated by the proposed earthworks.

5.6 Overall effects

Overall, any potential adverse effects associated with the proposed dwelling will be less than minor, and a written approval has been provided from the neighbour on the southeastern boundary.

6. PLANNING ASSESSMENT

6.1 Overview

An assessment against the objectives and policies of the District Plan is a necessary consideration under Section 104(1) of the RMA. The relevant objectives and policies of the WDP are identified and assessed below.

6.2 Objectives and policies

Given the nature of this application, this assessment considers the objectives and policies in Chapter 10 that relate to the Russell Township Zone, and those in Chapter 12 that relate to the proposed earthworks.

Assessment

The relevant objectives and policies of Chapter 10.9 are assessed below.

***Objective 10.9.3.1** To achieve the continued growth and development of Russell in a way which maintains its special historic and amenity values and minimises adverse effects on the natural environment.*

***Policy 10.9.4.1** That opportunities be provided for activities to establish within the zone at a level of effect consistent with the existing development.*

***Policy 10.9.4.3** That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited to allow for open space and landscaping around buildings and to reduce total impermeable area and its adverse hydrological, ecological and amenity effects.*

***Policy 10.9.4.4** That sites and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.*

***Policy 10.9.4.6** That a reasonable level of privacy and peaceful enjoyment be provided for residents.*

The relevant objectives and policies of Chapter 12.3 are assessed below.

***Objective 12.3.3.3** To avoid, remedy or mitigate adverse effects associated with soil excavation or filling.*

***Policy 12.3.4.4** That soil excavation and filling, and mineral extraction activities be designed, constructed and operated to avoid, remedy or mitigate adverse effects on people and the environment.*

The proposal is consistent with the listed objectives and policies for the following reasons:

- The proposed dwelling has minor bulk and location infringements relating to the availability of daylight on adjoining properties. The residential property to the south has provided a written approval and shading of the

road on the northern boundary will not offend any of the relevant objectives and policies of the zone.

- The extent of impermeable surface on the property does not unduly limit the ability to provide open space and landscaping around the proposed house. While the proposed swimming pool and the covered decks contribute to the overall impermeable area these areas are also important components of the outdoor living areas on the property. Therefore, the impermeable areas will not adversely affect the on site amenity values. Additionally, the engineering solutions also ensure that stormwater will be appropriately managed so as to not cause any off site effects.
- The design of the proposed dwelling will ensure that a reasonable level of privacy and peaceful enjoyment will be provided for residents.
- The proposed earthworks are relatively minor and are intended to enable the construction of the proposed house. Therefore, the dwelling will be situated over the area ensuring that there will be no visual effects attributable to the earthworks. Furthermore, all work will be undertaken in accordance with best practice and so all erosion and sediment controls will be in place during the work.

Conclusion

This assessment confirms that the proposal is consistent with the policy direction of the OFNDP.

6.3 PFNDP objectives and policies assessment

The objectives and policies contained in the PFNDP are relevant considerations under s104(1)(b)(vi) of the RMA. Those that are relevant to this application are contained in the Kororareka Russell Township, Coastal Environment, and Earthworks chapters. An assessment in the context of these provisions is provided below.

The KRTZ makes provision for residential uses and seeks to ensure that high amenity living environments are created. It does this through ensuring that infrastructure is in place to support residential uses and that the design and location of houses takes into account the level of privacy, the availability of sunlight and the consistency of the dwelling with the amenity of the surrounding environment. In this case, the proposed dwelling is consistent with the objectives and policies of the KRTZ.

The CE chapter makes provision for land uses within the urban parts of the coastal area that is of a scale consistent with the existing built development. The proposed dwelling is consistent with the surrounding urban area and so finds support in the objectives and policies of the CE.

The EW chapter makes provision for undertaking earthworks when it is necessary to facilitate the efficient development of land. The objectives and policies seek to make sure that the work is carried out in a manner that manages potential adverse environment on waterbodies, the CMA and surrounding land. In this instance the earthworks that are proposed are proportionate to the proposed dwelling. The work will be appropriately managed and will be carried out in accordance with best practice and ultimately the proposed dwelling will be located on the earthworked area. The proposal is consistent with the objectives and policies of this chapter in the PFNDP.

Overall, the proposal is consistent with the objectives and policies of the PFNDP.

6.4 Part 2 assessment

In considering this application under s 104(1), the required assessment is subject to Part 2 of the Resource Management Act.

The purpose of the RMA, as contained in Section 5, is to promote the sustainable management of natural and physical resources. Section 5(2) states that:

- (2) 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.

The proposal accords with the purpose of the Act for the following reasons:

1. The proposed dwelling will provide a home for the applicant's family. It has been designed cognisant of the subject site, choosing a site layout that creates the best use of space to encourage good design and amenity outcomes. It represents the sustainable management of natural and physical resources.

2. The effects on the environment will be less than minor and will represent the expectations for the zone. The written approval has been obtained from the property owner to the south, and no other party will be adversely affected.

In addition, the proposal does not offend any matters set out in Sections 6 to 8 of the Act.

Overall, the proposal enables the sustainable use of the land and as such is a sustainable form of development that adequately considers the bottom lines specified in Part 2 of the Act.

7. CONSULTATION AND NOTIFICATION

7.1 Notification

Pursuant to sections 95A and 95B of the RMA, Section 5 of this report concludes that any adverse effects associated with the proposal will be less than minor. Furthermore, there are no circumstances associated with the application, nor has the applicant requested notification, and there is no rule or national environmental standard requiring notification of this application. Therefore, public notification is not necessary.

The assessment of environmental effects in Section 5 of this report confirms that no parties are considered adversely affected by the proposal. Therefore, limited notification is not necessary either.

The proposal can be processed without notification.

8. CONCLUSION

This application has been prepared for A and W Porter in support of a proposal to build a new house at 34 Oneroa Road, Russell. The proposed house requires resource consent due to its daylight angle infringements on the southern and northern boundaries, its proposed impervious area, and the volume of earthworks.

Overall, a **discretionary** activity consent is sought from the FNDC.

The environmental effects associated with the proposal have been assessed in section 5 of this report. Based on the conclusions it has been determined that the effects of the proposed house will be less than minor. The assessment of environmental effects gives appropriate regard to s104(1)(a) of the RMA.

In accordance with section 6 of this report, the relevant planning provisions have been considered in the context of the proposal. The proposal is consistent with the policy direction of the FNDP, particularly those that relate to development in the Russell Township Zone. It is also consistent with the relevant objectives and policies in the PFNDP. Accordingly, appropriate regard has been given to s104(1)(b)(i) and s104(1)(b)(vi) of the RMA.

Having regard to the relevant matters in s104(1) and s104B of the RMA, the proposal can be approved subject to appropriate conditions of consent.

APPENDIX 1

MANDENO DESIGN HOUSE PLANS



1.2.13 Site Safety

Comply with the Health and Safety at Work Act 2015 (HSWA), and with all relevant Health and Safety at Work Regulations 2016, and with all relevant WorkSafe New Zealand (WorkSafe) Approved Codes of Practice and WorkSafe Information and Guidance, particularly those for construction and building maintenance. Comply with the relevant provisions of the New Zealand Building Code, in particular Clause F5.

So far as is reasonably practicable and according to a PCBU's (person conducting a business or undertaking) primary duty of care, take all necessary steps required to make the site and the contract works safe, and to provide and maintain a safe working environment. Ensure that all those working on or visiting the site are aware of the site safety rules and are not unnecessarily exposed to hazards.

Each PCBU, so far as is reasonably practicable, must ensure the health and safety of workers, and that other people are not put at risk by its work. If more than one PCBU has a duty in relation to the same matter, each PCBU with the duty must, so far as is reasonably practicable, consult, co-operate with, and co-ordinate activities with all other PCBUs who have a duty in relation to the same matter. PCBUs can enter reasonable agreements with other PCBUs to meet their duties, but cannot contract out of their duties.

Notify WorkSafe as soon as possible when a notifiable event occurs. Take all reasonable steps to preserve the site of the notifiable event in accordance with WorkSafe requirements. Ensure that the site of the event is not disturbed until authorised otherwise by WorkSafe. Keep records of all notifiable events.

Scaffolding shall comply with all Statutory and Local Authority Regulations, with the WorkSafe 'Best Practice Guidelines for Scaffolding', AS/NZS 1576 (Scaffolding equipment), AS/NZS 4576 (Guidelines for Scaffolding), and AS/NZS 4994 (Roof edge scaffolding), and shall be maintained for the duration and removed on completion.

The use of ballistic fixings must absolutely comply with all relevant safety recommendations at all times. No rubbish fires are allowed on site. Portable/personal disc/tape players, radios and iPods must not be used anywhere on the site. No smoking on site, except in the designated location in accordance with the Smoke Free Environments Act 1990, the location of which will be determined by the Contractor, with the approval of the Principal.

A PCBU's primary duty of care includes, but is not limited to, so far as is reasonably practicable:

- providing and maintaining a work environment that is without risks to health and safety;
- providing and maintaining safe plant and structures;
- providing and maintaining safe systems of work;
- ensuring the safe use, handling and storage of plant, structures and substances;
- providing adequate facilities for the welfare of workers in carrying out work for the business or undertaking, including ensuring access to those facilities;
- providing any information, training, instruction, or supervision that is necessary to protect all persons from risks to their health and safety arising from work carried out as part of the conduct of the business or undertaking;
- monitoring the health of workers and the conditions at the workplace for the purpose of preventing injury or illness of workers arising from the conduct of the business or undertaking.

Before commencing work on the site, the Contractor shall prepare and submit to the contract administrator a health and safety plan. The health and safety plan shall include, but not be limited to:

- the health and safety of all people on the site and on other properties, and the general public;
- identification of existing and potential construction hazards and risks;
- safety procedures to eliminate, isolate or minimise construction hazards;
- the equipment to be used to minimise the hazards;
- the maintenance of a register of hazards for the site;
- the name and qualifications of the site safety person;
- emergency procedures;
- first aid facilities and safety equipment;
- the methodology for notifying, recording and investigating accidents and injuries.

Carry out all construction operations in accordance with the submitted health and safety plan.

Sheet Index	
Layout ID	Layout Name
01	FRONT COVER
02	SITE PLAN
03	EARTHWORKS
04	HEIGHT RELATION TO BOUNDARY
05	SUNLIGHT STUDY
06	PRESENTATION PLANS
07	SPECIFICATION SUMMARY
08	GROUND FLOOR PLAN
09	1st FLOOR PLAN
10	ELEVATIONS

SK. SKETCH PLAN

REVISION DESCRIPTION: DATE:

DESIGNER: SIMON MANDENO

DRAWN: MANDENO DESIGN

ENGINEER: TBC

ISSUE TYPE:

PRELIMINARY
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DRAWING TITLE:

FRONT COVER

DATE: **07/05/2024**

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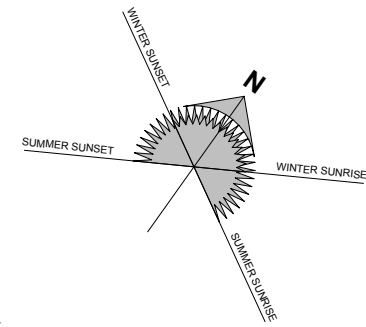
CONTACT:
P. 09 430 6938
M. 027 243 8089
A. 33 Norfolk Street, Whangarei
E. simon@mandenodesign.co.nz
W. www.mandenodesign.co.nz

CLIENT:
ANDREW & WENDY PORTER

PROJECT:
**NEW HOUSE
34 ONEROA ROAD,
RUSSELL
LOT 1 DP 90608**

JOB NUMBER:
2223

NOTES:



LEGAL DESCRIPTION
34 ONEROA STREET, RUSSELL
LOT 1 DP 90608
SITE AREA: 1,257m²

ENVIRONMENTAL ZONES
WIND ZONE: EXTRA HIGH (BRANZ)
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D
RAINFALL: 90-100mm

FNDC PLANNING INFORMATION
RUSSELL TOWNSHIP ZONE

BUILDING COVERAGE
PERMITTED NET GROUND FLOOR AREA @ 20% OF SITE AREA: 251.4m²
= PROPOSED NET GROUND FLOOR AREA: 105.25 m²

PERMITTED BUILDING COVERAGE AND IMPERMEABLE AREA @ 35% OF SITE AREA: 439.95m²
= PROPOSED BUILDING COVERAGE AND IMPERMEABLE AREA: 601.55 m²

PLANTING COVERAGE
MINIMUM PERMITTED VEGETATION AREA @ 6m SETBACK FROM ROAD: 50% OF 379.60m² = MINIMUM 189.8m²
= PROPOSED VEGETATION COVERAGE: 229.95m²

PROPOSED BUILDING AREAS

GROUND FLOOR, EXCL. GARAGE	= 152.77 m ²
FIRST FLOOR, EXCL. LIFT AND STAIRWELL	= 199.57 m ²
TOTAL LIVING AREA, EXCL. DECKS	= 351.65 m ²
GROUND FLOOR GARAGE	= 95.83 m ²
TOTAL BUILDING AREA, EXCL. DECKS	= 447.48 m ²

PROPOSED EXTERIOR AREAS

SWIMMING POOL & POOL PIT	= 46.08 m ²
GROUND FLOOR DECKS	=
FIRST FLOOR DECKS	=

SK.	SKETCH PLAN	
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DRAWN:	MANDENO DESIGN	
ENGINEER:	TBC	

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SITE PLAN

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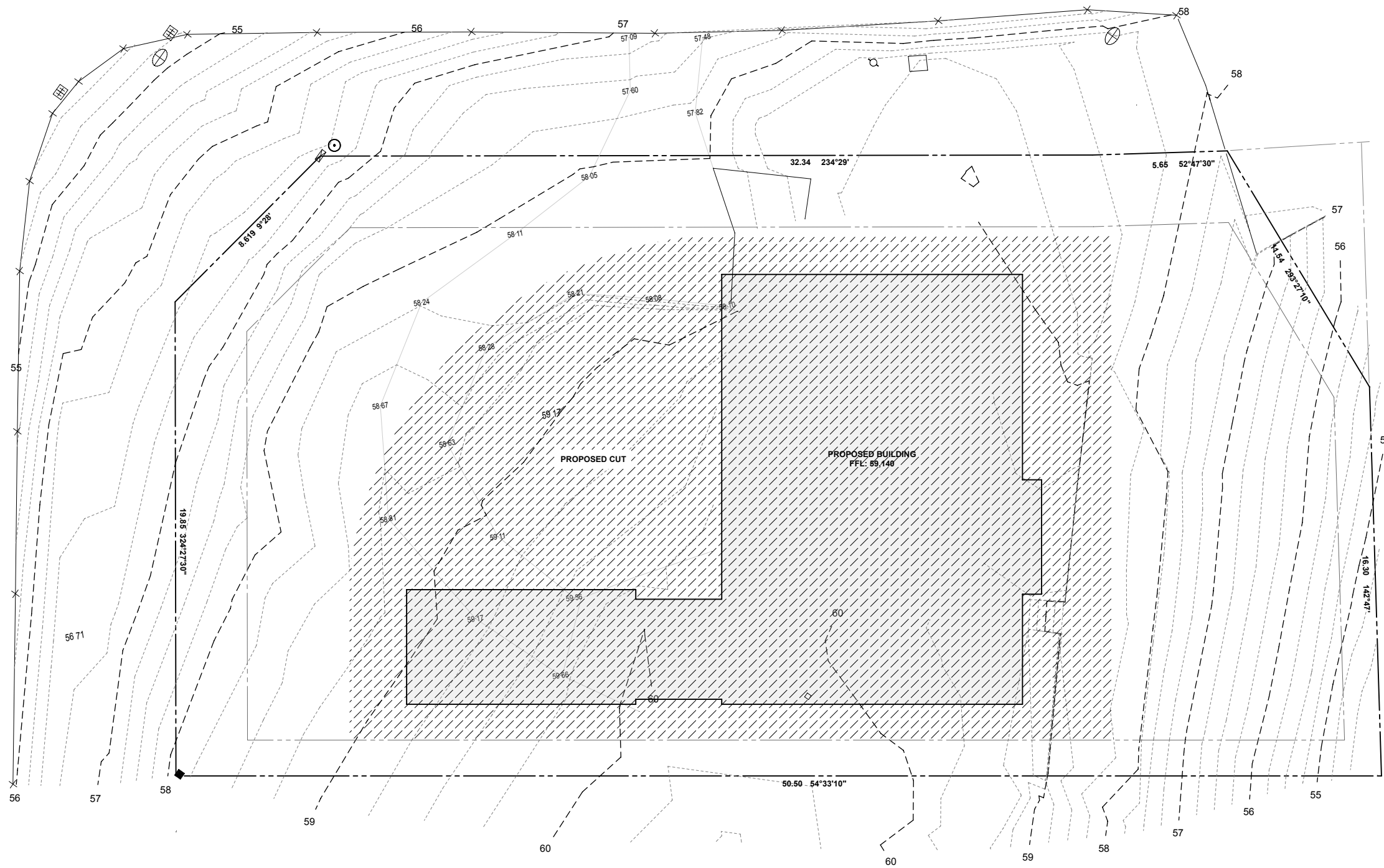
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A. 33 Norfolk Street, Whangarei
E. simon@mandenodesign.co.nz
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**NEW HOUSE
34 ONEROA ROAD,
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2223

NOTES:



EARTHWORKS

□ = PROPOSED NEW BUILDING
 ▨ = PROPOSED EARTHWORK

AREA
 PROPOSED AREA OF EARTHWORKS: APPROX. 620m²

VOLUME
 PROPOSED VOLUME OF EARTHWORKS: APPROX. 480m³

NOTE: THE CALCULATED VOLUME IS BASED ON:
 - REMOVAL OF SOIL FROM LEVEL 58,500 AND UP TO ALLOW FOR COMPACTED HARDFILL.
 - REMOVAL OF SOIL FOR UP TO 40 CONCRETE PILES OF Ø400mm 3m BELOW FINISHED FLOOR LEVEL.

RETAINING
 THE CUT ALONG SOUTHWESTERN BOUNDARY WILL BE RETAINED BY EITHER THE BUILDING STRUCTURE OR A RETAINING WALL OF MAX 1.5m.
 ANY EXPOSED SOIL FACE TO BE OF MAX 1.5m HEIGHT.

SK.	SKETCH PLAN	
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ENGINEER:	TBC	
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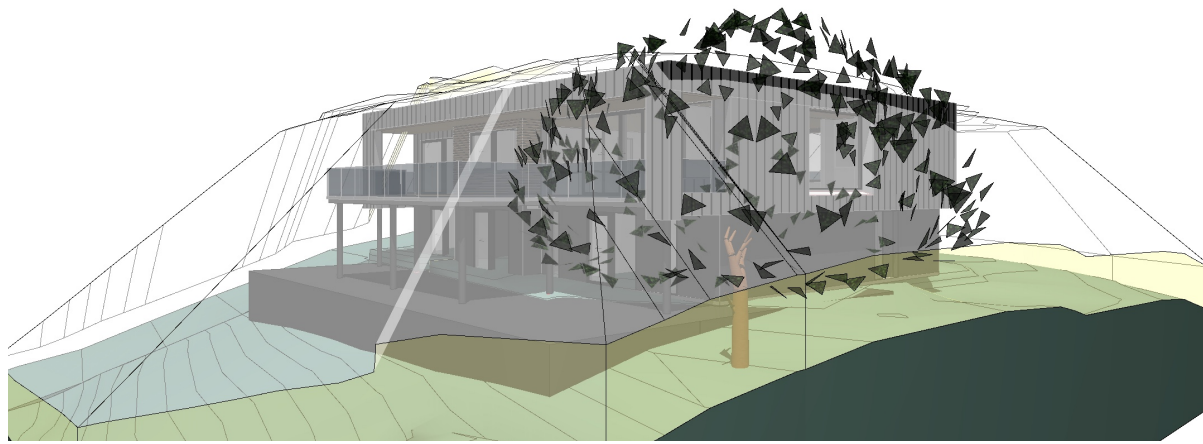
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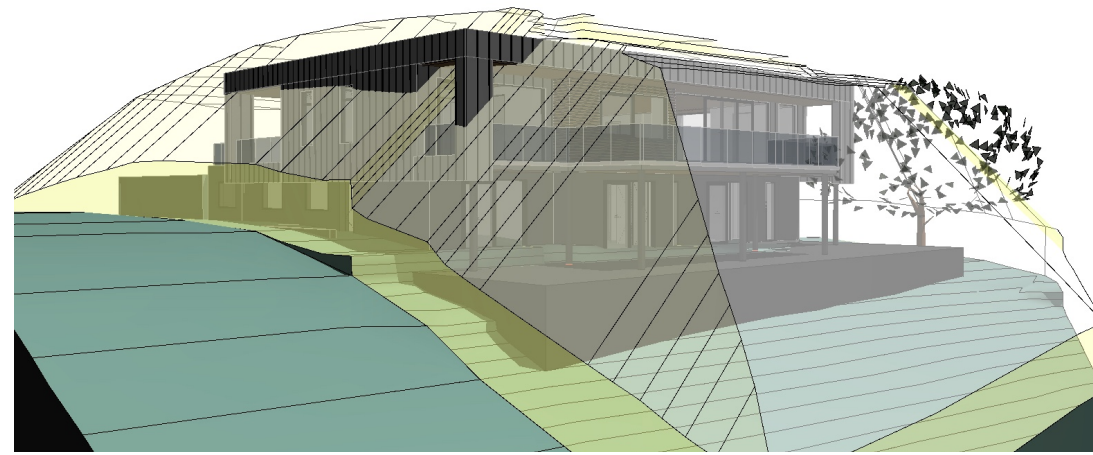
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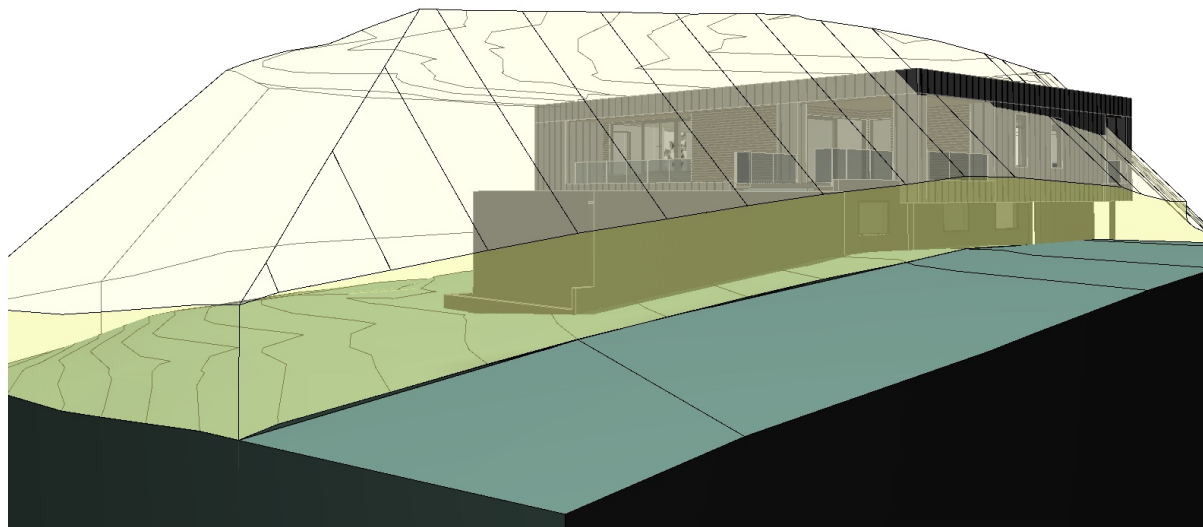
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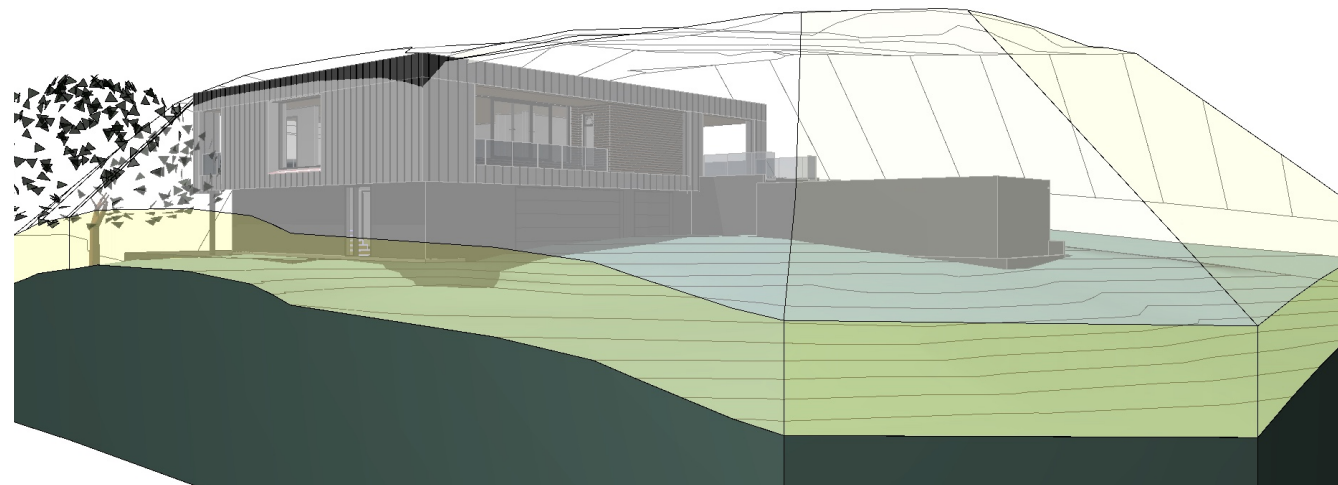
4 HTB NORTH



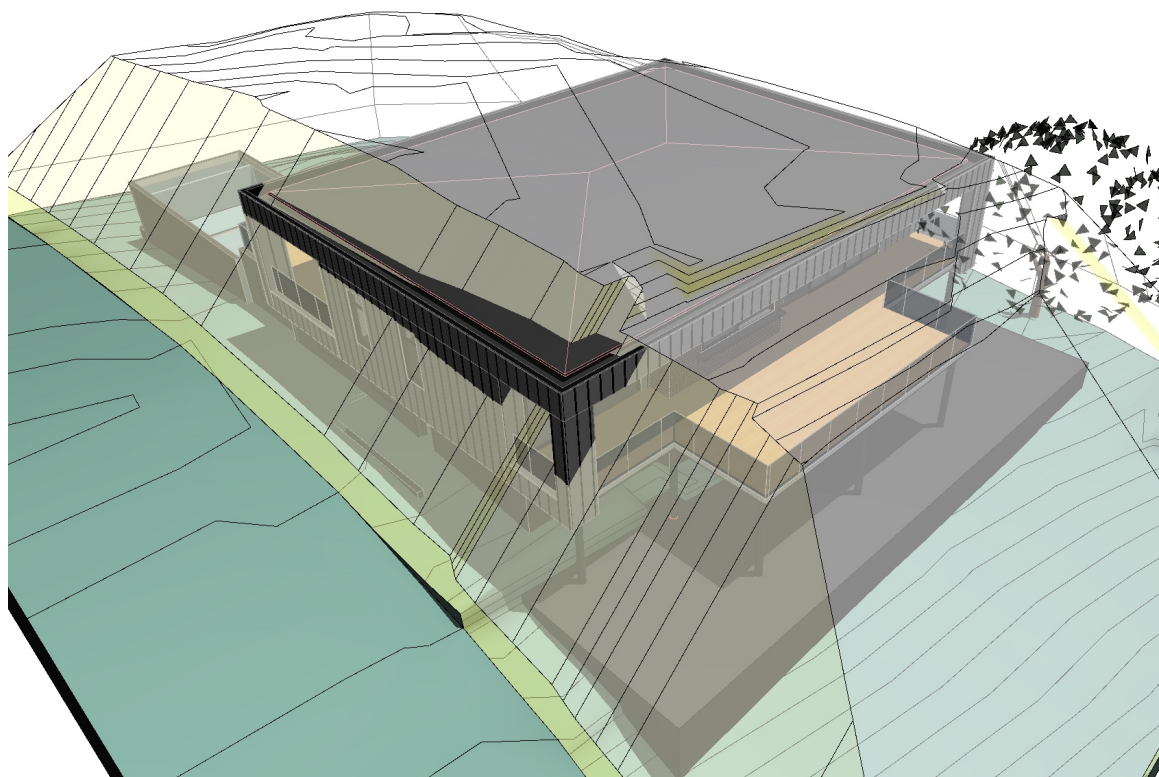
3 HTB EAST



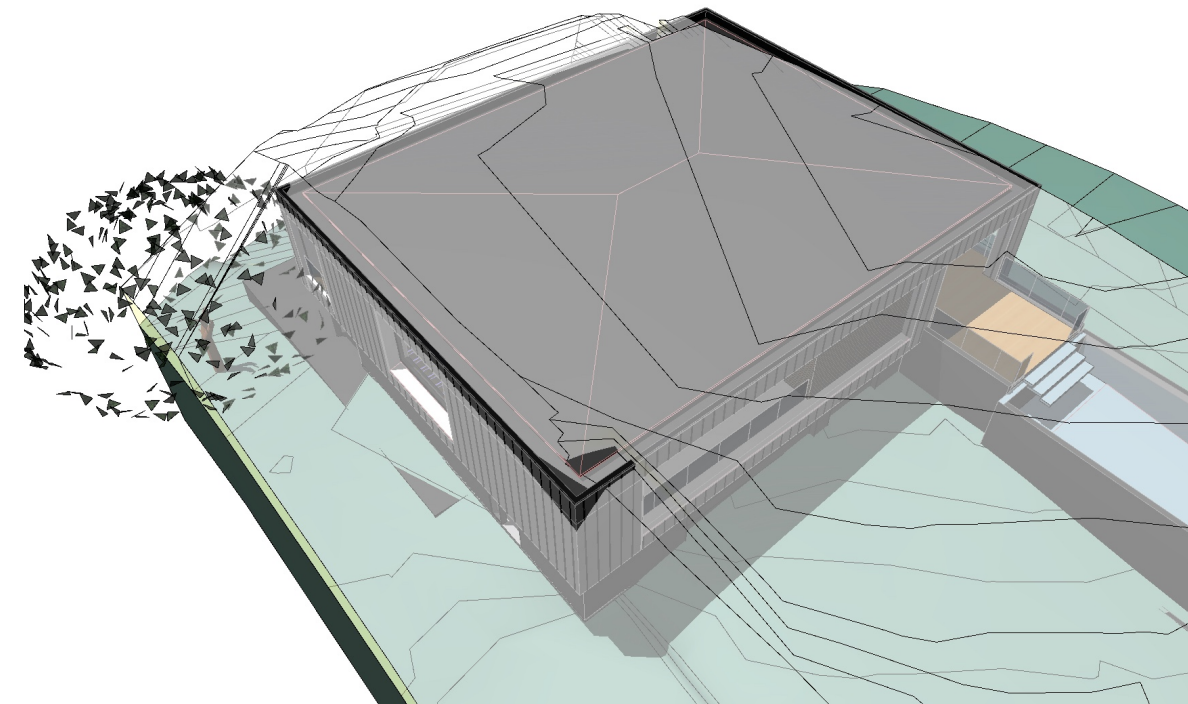
2 HTB SOUTH



1 HTB WEST



5 HTB EAST AERIAL



6 HTB WEST AERIAL

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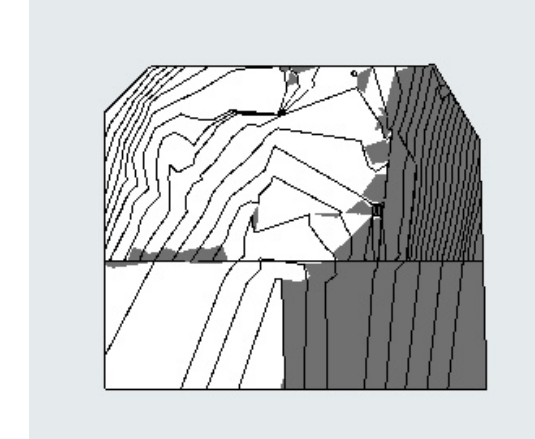
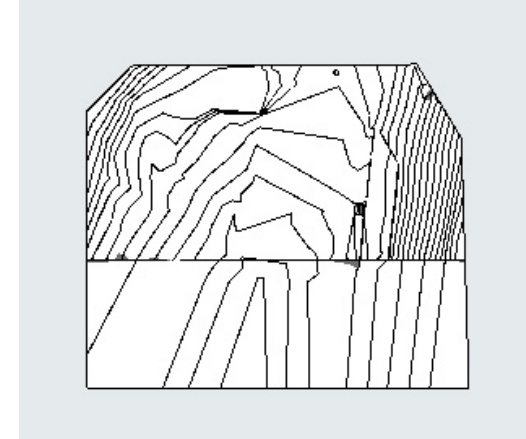
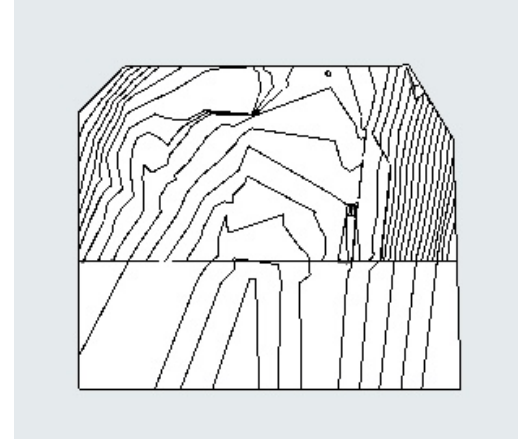
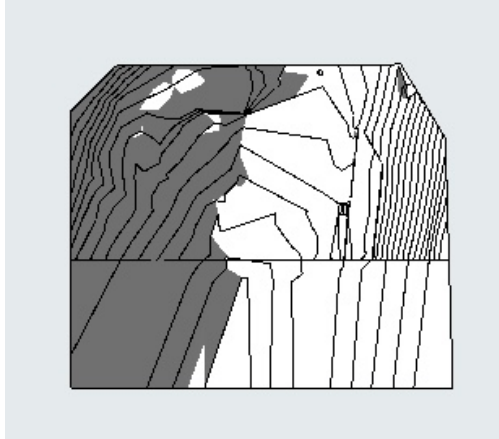
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SUNLIGHT STUDY 22/6 @ NOON

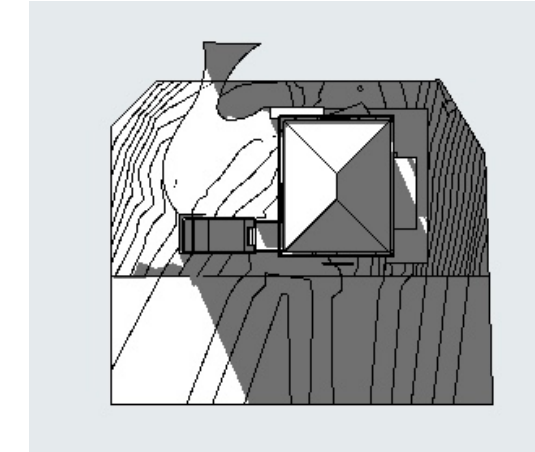
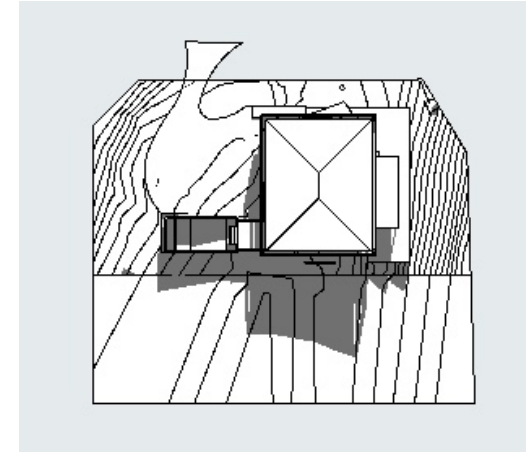
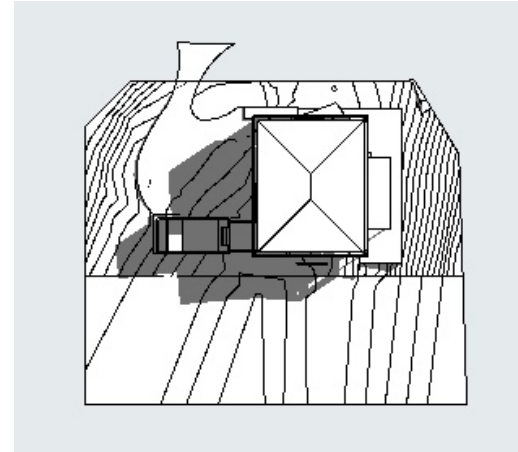
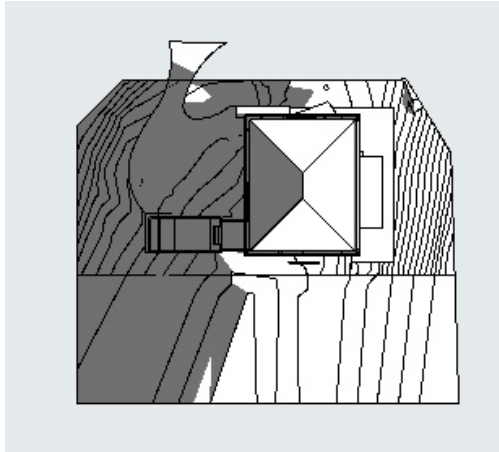
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SUNLIGHT STUDY 22/6 @ 6pm

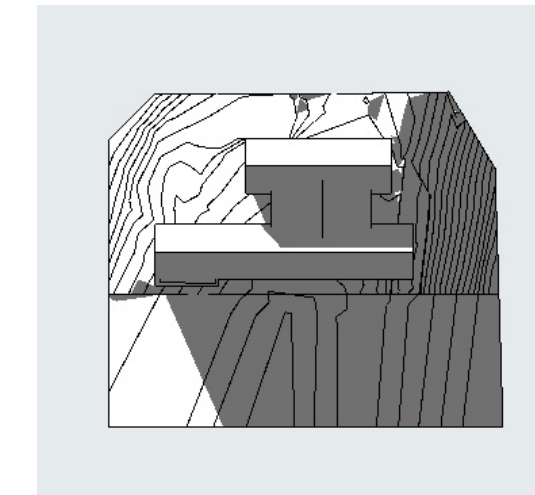
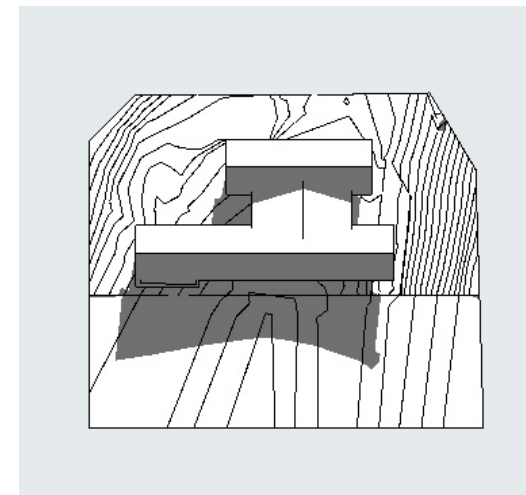
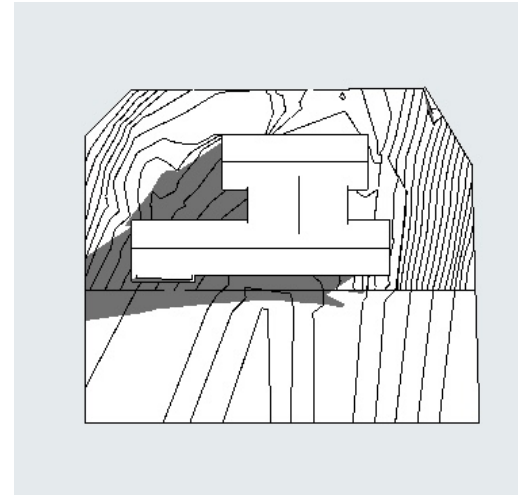
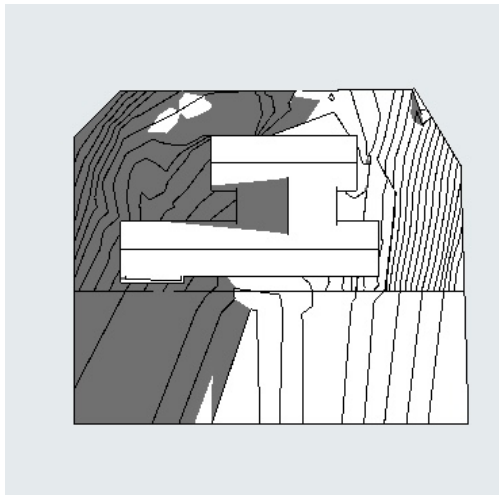
SECTION AS BARE LAND



DAYLIGHTING PROPOSED



**DAYLIGHTING PERMITTED
(BASED ON PREVIOUS PROJECT)**



SK.	SKETCH PLAN	
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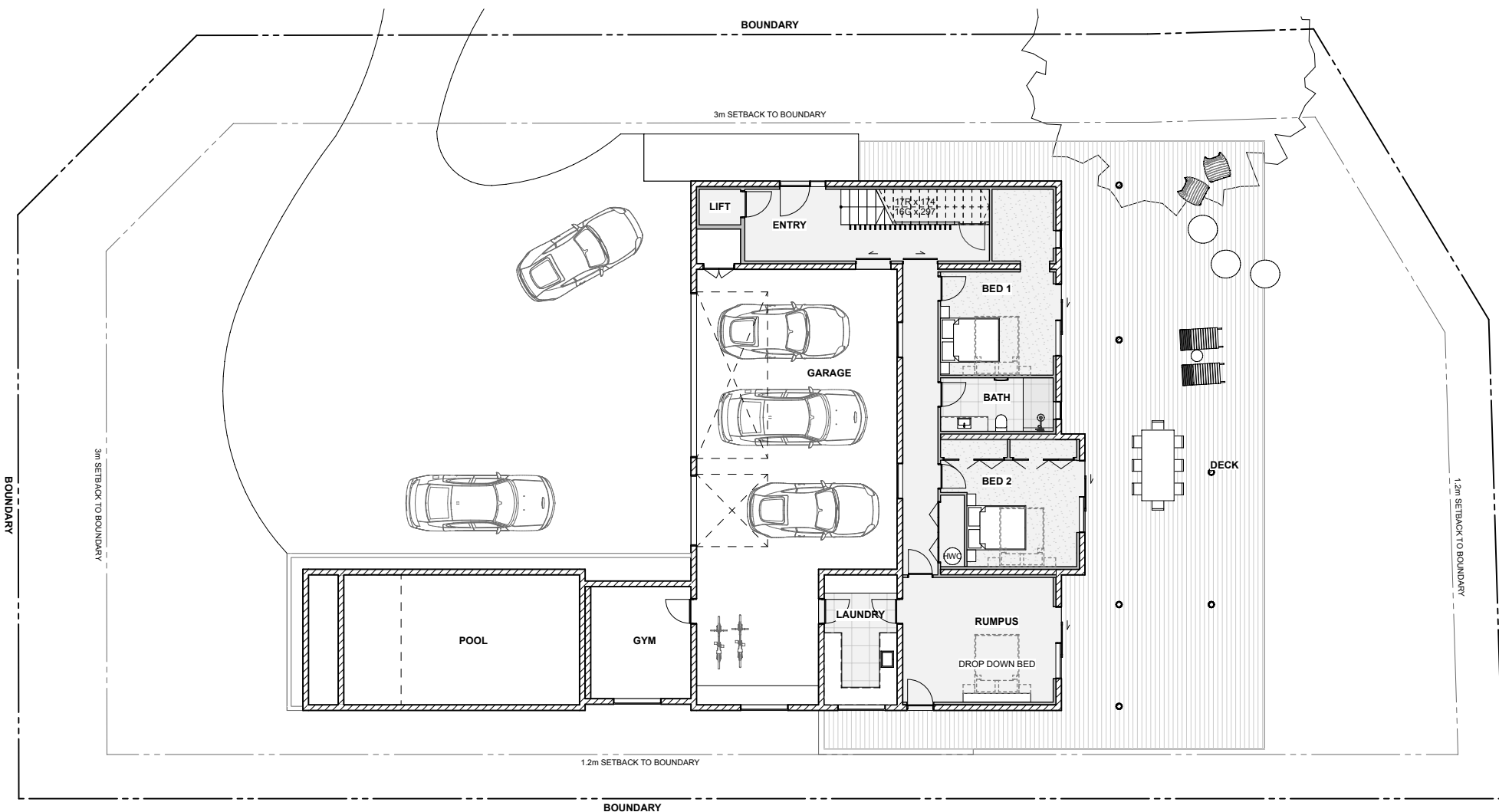
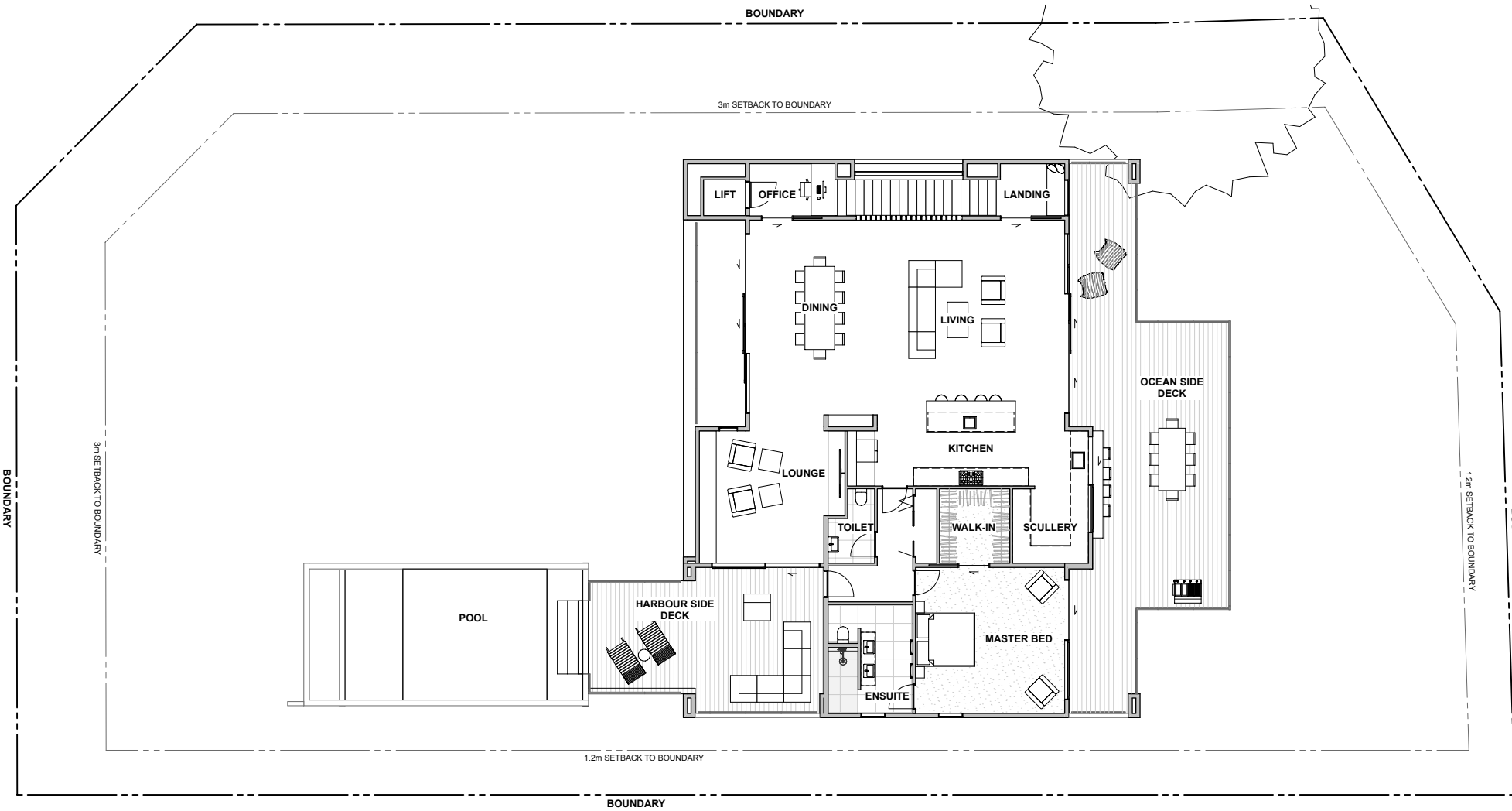
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SUNLIGHT STUDY

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PRESENTATION PLANS

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1:100

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ENGINEER: TBC

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DRAWING TITLE:
SPECIFICATION SUMMARY

DATE:
07/05/2024

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SPECIFICATION SUMMARY

- 1 GENERAL
- 1.01 **MAIN CONTRACTOR'S RESPONSIBILITY**
MAIN CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SPECIFIED PRODUCT IS INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS & RELEVANT INFORMATION.
- 1.02 **CONTRACTOR AND PRECUTTER'S RESPONSIBILITY**
THE CONTRACTOR AND PRECUTTER WHERE APPLICABLE, SHALL CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND SHALL CONTACT MANDENO DESIGN (09) 430 6938 IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES.
- 1.03 **DRAWINGS & SPECIFICATIONS**
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH: SCHEDULE NOTES, ARCHITECTURAL SPECIFICATIONS & ENGINEER'S DESIGN AND CALCULATIONS.
- 1.04 **COMPLIANCE**
ALL WORK TO BE CONSTRUCTED TO NEW ZEALAND BUILDING CODE, TERRITORIAL AUTHORITY REQUIREMENTS AND ALL RELEVANT CURRENT STANDARDS AND AS PER BEST PRACTICE.
- 1.11 **ENVIRONMENTAL ZONES**
WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: 1
EXPOSURE ZONE: D

- 2 SITE
- 2.01 **DEMOLITION**
REMOVAL OF EXISTING GARAGE BUILDING AND SEALED DRIVEWAY
- 2.11 **SEDIMENT CONTROL**
INSTALL SEDIMENT CONTROL TO COMPLY WITH WHANGAREI DISTRICT COUNCIL EES (ENVIRONMENTAL ENGINEERING STANDARDS) 2010.
- 2.21 **EARTHWORKS**
LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING CONSTRUCTION. PREPARE SITE AS PER GEOTECHNICAL ENGINEER'S REQUIREMENTS
- 2.31 **COMPACTED HARDFILL - DRIVEWAY & GARAGE AREA**
EXISTING GROUND TO BE UNDERCUT APPROXIMATELY 1m TO REMOVED UNCONTROLLED FILL. REPLACE WITH COMPACTED BLUE BROWN GAP65. REFER TO RSENG GEOTECH REPORT FOR DETAILS.
- 2.41 **ATTENUATION TANK**
12,500L ATTENUATION TANK DOWNSTREAM OF HARVESTING TANKS. REFER TO STORMWATER ATTENUATION DESIGN.
- 2.42 **ATTENUATION RUN OFF**
5m LONG LEVEL SPREADER FOR DISPERSED DISCHARGE OF ATTENUATION RUN OFF AT LOW POINT ON PROPERTY ADJACENT TO NORTHERN BOUNDARY. REFER TO STORMWATER ATTENUATION DESIGN.
- 2.43 **LAND DRAIN**
Ø100mm SLOTTED DRAINPIPE IN FILTERSOCK, MIN. 1:120 GRADIENT, ON MIN. 100mm COMPACTED GRANULAR BEDDING, UNDERSIDE OF PIPE MIN. 200mm BELOW FINISHED FLOOR LEVEL. DISCHARGE TO SEDIMENT SUMP.
- 2.44 **SEDIMENT SUMP**
LAND DRAINS TO RETAINING WALLS AND BASEMENT BLOCKWORK TO DRAIN VIA SEDIMENT SUMP PRIOR TO DISCHARGE TO LEVEL SPREADER
- 2.45 **SUMP**
NO 2 TYPE SUMP IN DRIVEWAY TO COLLECT PAVEMENT RUN OFF. DISCHARGE TO ATTENUATION TANK.

- 3 STRUCTURE
- 3.01.1 **CONCRETE PILE P1**
Ø450x4000 DEEP BORED PILE, 30MPa CONCRETE, 75mm COVER TO R10 SPIRAL @ 150mm PITCH AND 8/HD16 BARS. PROVIDE HD16 BARS WITH 200mm LONG HOOK ENDS @ UNDERSIDE OF CAPPING BEAM TOP REINFORCING LAYER, REFER DETAIL 2/21.
- 3.01.2 **CONCRETE PILE P2**
Ø600x4000 DEEP BORED PILE, 30MPa CONCRETE, 100mm COVER TO R10 SPIRAL @ 150mm PITCH AND 8/HD16 BARS.
- 3.01.3 **CONCRETE PILE P3**
Ø600x5000 DEEP BORED PILE, 30MPa CONCRETE, 100mm COVER TO R10 SPIRAL @ 150mm PITCH AND 8/HD16 BARS.
- 3.02.1 **CAPPING BEAM**
500D x 600W 30MPa CONCRETE CAPPING BEAM, 75mm COVER TO R12 STIRRUPS @ 200 CENTRES WITH 3/HD16 BARS TO TOP & BOTTOM, REFER DETAIL 1/21.
- 3.02.2 **PAD THICKENING**
500D x 1200 SQUARE 30MPa CONCRETE PAD THICKENING TO END OF BLOCKWORK WALL. 75mm COVER TO HD16 BARS TOP & BOTTOM @ 175 CENTRES EACH WAY.
- 3.03 **PERIMETER FOOTING**
300W 30MPa CONCRETE SLAB EDGE THICKENING WITH 2/ HD12 TOP & BOTTOM, R10 STARTERS @ 400 CENTRES LAPPED 500mm TO MESH, 75mm COVER ALL AROUND. HD12 CHEMSET 110mm TO BLOCKWORK WALL @ GRID 4 AS REQUIRED. AS PER ENGINEER'S DESIGN AND DETAILS.
- 3.04 **SLAB THICKENING**
200D x 300W 30MPa CONCRETE INTERNAL SLAB THICKENING WITH 2/HD12 & R10 LINKS @ 600 CENTRES.
- 3.05A **SLAB ON GRADE**
125mm THICK 25MPa CONCRETE SLAB ON GRADE, MIN. 30mm COVER TO SE72 MESH OR 45mm WHERE HEATING PIPEWORK IS PROVIDED. ON 0.30mm THERMATHENE ORANGE POLYTHENE. 10-25mm SAND BLINDING ON MIN. 150mm COMPACTED HARDFILL AS PER ENGINEER'S DESIGN.

- 3.05B **SLAB ON GRADE - BASEMENT**
100mm THICK 25MPa CONCRETE SLAB ON GRADE, MIN. 30mm COVER TO SE72 MESH, ON 0.30mm THERMATHENE ORANGE POLYTHENE. 10-25mm SAND BLINDING ON MIN. 150mm COMPACTED HARDFILL AS PER ENGINEER'S DESIGN.
- 3.06 **SUSPENDED SLAB**
125mm THICK 25MPa CONCRETE TOPPING ON 75mm THICK UNISPAN PLANKS, 1225mm WIDE, 45mm TOP COVER TO SE72 MESH. EXACT LAYOUT TO BE CONFIRMED WITH UNISPAN MANUFACTURER. TO BE INSTALLED AS PER ENGINEER'S DESIGN AND DETAILS.
- 3.07 **WET AREA SHOWER**
MIN. 1:50 FALL TO CHANNEL DRAIN WITH VERTICAL DROP WATERPROOFING MEMBRANE TO COVER ENTIRE FLOOR AND COVE UP WALLS AS PER E3/AS1. FULL HEIGHT GLASS PANELS WITH SLIDER.
- 3.08 **25 SERIES BLOCKWORK**
25 SERIES GRADE B BLOCKWORK WALLS, 30MPa SOLID FILLED, REINFORCED AS PER DETAILS. FLUSH GROUT TO SIDE OF TANKING.
- 3.09 **20 SERIES BLOCKWORK**
20 SERIES GRADE B BLOCKWORK WALLS, 30MPa SOLID FILLED, REINFORCED AS PER DETAILS. VERTICAL CONTROL JOINTS @ MAX. 6m CENTRES. FLUSH GROUT TO SIDE OF TANKING.
- 3.10 **DAMP PROOF MEMBRANE**
0.30mm THERMATHENE ORANGE POLYTHENE DPM SYSTEM. CUT AROUND CONCRETE PILES AND SEAL WITH PRESSURE SENSITIVE TAPE.
- 3.11 **STRUCTURAL STEEL**
ALL STEEL TO BE FINISHED AS PER ENGINEER'S PAINT SPECIFICATION.
- 3.201 **NOTE - TIMBER FRAMING**
ALL TIMBER TREATMENTS TO COMPLY WITH NZS 3602 WITH ALL STUDS TREATED TO H1.2 MINIMUM. REFER NZS 3604 2011 TABLE 8.2 FOR STUD SIZES AND SPACINGS. ALL LINTELS S/G8 MINIMUM.
ALL EXTERNAL / EXPOSED STRUCTURAL FIXINGS INCLUDING BOLTS, WASHERS, JOIST HANGERS, BRACKETS ETC. TO BE STAINLESS STEEL.
- 3.21 **SED PILES**
Ø225 H5 SED PILES IN Ø450x3000mm DEEP BORED FOOTINGS, AS PER FOUNDATION PLAN.
- 3.22 **TIMBER SUBFLOOR**
S/G8 H3.2 BEARERS FIXED TO POLES AS PER ENGINEER'S DETAILS. REFER FOUNDATION AND FLOOR FRAMING PLANS FOR LAYOUT AND SIZES.
- 3.23 **TIMBER FLOORING**
20mm H3.2 PLYWOOD ON S/G8 H3.2 JOISTS. 60xØ2.8mm NAILS @ 150 CENTRES TO EDGE, AND @ 800 CENTRES TO INTERMEDIATE SUPPORT.
- 3.31 **EXTERIOR TIMBER WALL FRAMING**
140x45mm S/G8 KD H1.2 STUDS. DPC BETWEEN H3.2 BOTTOM PLATE AND CONCRETE SLAB. CHEMSET AT 90mm SETBACK FROM EXTERIOR LINE OF SLAB WITH M12 G5.8 ANCHOR STUDS WITH EPCON C6 @ 900 CENTRES AND AS REQUIRED FOR BRACES, MINIMUM 120mm EMBEDMENT. NOGS @ 400 CENTRES FOR CLADDING.
- 3.32 **INTERIOR TIMBER WALL FRAMING**
140x45/90x45mm S/G8 KD H1.2 STUDS. DPC BETWEEN H3.2 BOTTOM PLATE AND CONCRETE SLAB, CHEMSET WITH M12 G5.8 ANCHOR STUDS WITH EPCON C6 @ 900 CENTRES AND AS REQUIRED FOR BRACES, MINIMUM 120mm EMBEDMENT.
- 3.33 **STEEL POST**
150mmØ STAINLESS STEEL POSTS AS PER ENGINEER'S DESIGN AND DETAL.
- 3.35 **ROOF TRUSSES**
GANGNAIL TRUSSES @ 900 CENTRES. INSTALL TO MANUFACTURER'S SPECIFICATION AND DETAILS.
- 3.36 **RAFTERS - R1**
240x45 S/G8 H3.1 RAFTERS (R1) @ 600 CENTRES (16mm SAG) -OR- 240x45 LVL13 @ 600 CENTRES (10mm SAG). TYPE E FIXING TO NZS3604 OR PAIR OF MITEK CPC40. TO ENGINEER'S DESIGN AND DETAIL.
- 3.37 **RAFTERS - R2**
240x45mm S/G8 H1.2 RAFTERS (R2) @ MAX. 450 CENTRES. SPACE RAFTERS TO LIGN UP WITH PURLINS.
- 3.38 **PURLINS - TRUSSES**
70x45 S/G8 PURLINS ON FLAT @ MAX 700 CENTRES, FIXED WITH 2/80mm x 10g LUMBERLOK BLUE SCREWS (3.45kN) TO TRUSSES. MAX 600 CENTRES TO ROOF EAVE AND RIDGE. H3.2 TREATED PURLINS TO ROOFS UP TO 5DEG. H1.2 PURLINS TO ROOFS @ 10DEG.
- 3.39 **PURLINS - MEMBRANE ROOF**
20mm CAVIBAT ONTO 70x45 S/G8 H3.2 PURLINS ON FLAT @ MAX 400 CENTRES. FIXED WITH 2/80mm x 10g LUMBERLOK BLUE SCREWS (3.45kN) TO TRUSSES.
- 3.40 **PURLINS - RAFTER R1**
20mm CAVIBAT ONTO 70x45 S/G8 H3.2 PURLINS ON FLAT @ MAX 700 CENTRES, FIXED WITH 2/80mm x 10g LUMBERLOK BLUE SCREWS (3.45kN) TO RAFTERS. MAX 600 CENTRES TO ROOF EAVE AND RIDGE.
- 3.41 **TIMBER DECKING**
140x21mm HERMPAC HP92 PURPLEHEART DECKING BOARDS, GAPPED 3mm. WHERE REQUIRED, TO COMPLY WITH SLIP RESISTANCE IN ACCORDANCE WITH D1/AS1 TABLE 2, APPLY SLIP RESISTANCE METHOD AS PER HERMPAC SPECIFICATION.
- 3.42 **EXTERIOR STAIR**
1000mm WIDE PRIVATE STAIR WITH OPEN RISERS. 18/175mm RISERS AND 17/310mm HERMPAC HP92 PURPLEHEART TREADS. TO COMPLY WITH SLIP RESISTANCE IN ACCORDANCE WITH D1/AS1 TABLE 2, APPLY SLIP RESISTANCE METHOD AS PER HERMPAC SPECIFICATION.

- 3.51 **1m HIGH BALUSTRADE**
1m HIGH SJURALCO GLASS BALUSTRADES WITH SIDE-MOUNTED CHANNEL. INSTALLED AS PER MANUFACTURER'S DESIGN AND DETAIL.
- 4 ENCLOSURE
- 4.01 **SLAB ON GRADE INSULATION**
50mm EXPOL THERMASLAB (H) R1.3 INSULATION. REFER H1 CALCULATIONS.
- 4.02 **CONCRETE FLOOR INSULATION**
100mm MAMMOTH R2.5 CARPARK PANELS BOLTED TO CONCRETE FLOOR AS PER MAMMOTH SPECIFICATION. REFER H1 CALCULATION.
- 4.03 **WALL INSULATION**
140mm R2.6 MAMMOTH WALL SECTIONS
- 4.04 **CEILING INSULATION**
225mm R3.6 + 115mm MAMMOTH CEILING BLANKET. REFER H1 CALCULATIONS IN SPECIFICATION
- 4.05 **TIMBER FLOOR INSULATION**
140mm MAMMOTH R2.8 MULTI. FRICTION-FITTED TO TIMBER SUBFLOOR. REFER H1 CALCULATION.
- 4.11 **TANKING**
4mm VIKING MERCURY FC TANKING SYSTEM WITH PRIMER AND DRAINAGEBOARD. INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. BLOCKWORK TO HAVE FLUSH GROUT TO SIDE OF TANKING.
- 4.12 **SOLID PLASTER**
SELECTED PLASTER SYSTEM. COLOUR:
- 4.13 **NUWALL E-SERIES CLADDING**
NUWALL VERTICAL E-SERIES PROFILE ON 20mm VENTED CAVITY SYSTEM. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. OVER 10mm GIB WEATHERLINE RAB SYSTEM. NOGS @ 600 MAX CENTRES. COLOUR:
- 4.14 **JH STRIA CLADDING**
14mm THICK JAMES HARDIE STRIA CLADDING WITH 405mm VERTICAL GROOVE ON 20mm H3.2 VENTED CAVITY SYSTEM. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. OVER 10mm GIB WEATHERLINE RAB SYSTEM. NOGS @ 600 MAX CENTRES. IF OVERLAPPING CONCRETE SLAB EDGE, USE 45x45mm S/G8 H3.1 CAVITY BATTENS STRAPPED TO CONCRETE. 3 COAT PAINT SYSTEM, CHARCOAL.
- 4.15 **CEDAR SHIPLAP FEATURE WALL**
18.5mm HERMPAC CP1739 VERTICAL SHIPLAP ON 20mm VERTIBAT CAVITY SYTEM WITH CLOSURE STRIP OVER 10mm GIB WEATHERLINE RAB, FIXED AS PER MANUFACTURER'S SPECIFICATION. STAINED FINISH.
- 4.16 **BRICK FEATURE WALL**
500x40x100mm SAN SELMO CORSO MARANA RAW. INSTALLED AS PER MANUFACTURER'S DESIGN AND DETAIL. REFER SPECIFICATION'S APPENDIX. 50mm VENTED CAVITY OVER 10mm GIB WEATHERLINE RAB SYSTEM.

- 4.201 **NOTE - EXTERIOR JOINERY**
ALUMINIUM JOINERY AS SHOWN ON PLANS WITH EX.25 P/Q H3.1 JAMBS LINERS. ALL EXTERNAL DOORS REBATED INTO SLAB FOR LEVEL THRESHOLD.
ALUMINIUM JOINERY TO COMPLY WITH NZS 4223, NZS 3504 NZS 4211. ALUMINIUM JOINER TO DISCUSS EVERY WINDOW, DOOR AND ANY ALTERNATIVES OR OPTIONS INCLUDING WINDOW SILL HEIGHTS WITH OWNER SO THEY FULLY UNDERSTAND THE FINISHED PRODUCT PRIOR TO FABRICATING ANY JOINERY. SITE MEASURE ALL OPENINGS PRIOR TO FABRICATING.
- 4.21 **ALUMINIUM JOINERY**
APL THERMAL HEART ALUMINIUM JOINERY TO BE INSTALLED ON WANZ SUPPORT BAR, FIXED WITH 65mm 8g STAINLESS STEEL SCREWS @ 450 CENTRES ALONG SILLS, JAMBS, HEADS AND REVEAL ENDS AS PER E2/AS1. SEALANT BETWEEN ALUMINIUM JOINERY AND HEAD FLASHING/SOFFIT TO COMPLY WITH E2/AS1. SAFETY GLASS IN ACCORDANCE WITH NZS4223.3.2016 SECTIONS 4-8. COLOUR: CHARCOAL.
- 4.22 **GARAGE DOOR**
SELECTED SECTIONAL GARAGE DOOR WITH AUTOMATIC LIFT GEAR. 25mm REBATE TO CONCRETE WITH FALL AWAY FROM BUILDING, MIN. 220mm HEADHEIGHT, MIN. 120mm SIDEROOM.
- 4.23 **FIXED SKYLIGHTS**
2/ADLUX FIXED SKYLIGHTS TO OUTDOOR ROOMS. TO BE INSTALLED AS PER MANUFACTURER'S DESIGN AND DETAILS. REFER ATTACHED.
- 4.24 **OPENING SKYLIGHT**
VELUX VCS 3030 WITH LOW E AND ARGON FILLED DOUBLE GLAZING. SOLAR POWERED RAIN SENSOR AND WALL-MOUNTED KEYPAD. TO BE INSTALLED AS PER MANUFACTURER'S DESIGN AND DETAILS. REFER ATTACHED. BULDER TO SUPPLY CUSTOM FLASHING.
- 4.31 **METAL ROOFING**
0.55mm SCREW FIXED TRIMLINE TRAPEZOIDAL COLORSTEEL MAXX ROOFING. BLACK. OVER 2.55m WIDE THERMAKRAFT COVERTEX 405 ROOF UNDERLAY LAID HORIZONTALLY OVER GALVANISED MESH & H1.2 FRAMING. INSTALL AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS. STOP END ALL SHEETS OF ROOFING. COLOUR: CHARCOAL.
- 4.32 **ROOF FLASHINGS**
0.55mm COLORSTEEL MAXX SQUARE RIDGE/BARGE FLASHING. LAP 200mm/2 CRESTS OVER ROOFING. OVERLAP FASCIA WITH 90mm AS PER E2/AS1.
- 4.33 **ROOF MEMBRANE**
VIKING ENVIROCLAD TPO MEMBRANE ROOFING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS ON MIN. 17mm F8 ECOPLY CCA H3.2 TREATED STRUCTURAL GRADED PLYWOOD. MIN. CD GRADE. INSTALLED WITH THE SANDED C SIDE UPWARDS. ALL FRAMING SUPPORTING PLYWOOD TO BE H3.2 @ 400mm MAXIMUM CENTRES.

- 4.34 **ROOF VENTS**
VIKING ENVIROCLAD TPO MEMBRANE ROOFING INSTALLED TO ROOF MEMBRANE AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS ON MIN. 17mm F8 ECOPLY CCA H3.2 TREATED STRUCTURAL GRADED PLYWOOD. MIN. CD GRADE INSTALLED WITH THE SANDED C SIDE UPWARDS. ALL FRAMING SUPPORTING PLYWOOD TO BE H3.2 @ 400mm MAXIMUM CENTRES.
- 4.35 **FASCIA**
- 4.41 **SOFFIT LINING**
6mm VILLABORAD SOFFIT LINING WITH NEGATIVE DETAIL TO WALL-SOFFIT JUNCTION. INSTALLED TO MANUFACTURER'S DETAIL AND SPECIFICATION. SELECTED COLOUR PAINT FINISH.
- 4.42 **SOFFIT CEDAR FEATURE**
9.5x128mm HERMPAC CP87 CEDAR TONGUE & GROVE SOFFIT LINING, STAINED FINISH.

- 5 INTERIOR
- 5.01 **UNDERTILE WATERPROOFING**
ARDEX UNDERTILE WATERPROOFING SYSTEM AND ADHESIVES, INSTALLED AS PER MANUFACTURER'S DESIGN AND DETAILS.
- 5.02 **FLOOR TILES**
SELECTED FLOOR TILES WITH ANTI-SLIP SURFACE IN COMPLIANCE WITH NZS D1/AS1.
- 5.03 **CARPET**
SELECTED CARPET ON UNDERLAY. CONFIRM UNDERLAY THICKNESS PRIOR TO INSTALLING INTERIOR DOORS.
- 5.04 **PLAIN CONCRETE**
SEALED PLAIN CONCRETE TO GARAGE - OR CARPET?
- 5.11 **GIB WALL LINING**
10mm GIB LINING OVER TIMBER WALL FRAMING @ 600 CENTRES. STOPPED AND PAINTED TO LEVEL 4 FINISH. WET ROOMS LINED WITH 10mm GIB BOARD AQUALINE WALL LININGS.
- 5.12 **WALL TILES**
SELECTED WALL TILES ON 10mm GIB AQUALINE SUBSTRATE TO BATHROOM AND ENSUITES. ON 9mm VILLA BOARD SUBSTRATE TO WET AREA SHOWER.
- 5.13 **BRICK FEATURE WALL**
500x40x100mm SAN SELMO CORSO MARANA RAW. INSTALLED AS PER MANUFACTURER'S DESIGN AND DETAIL. REFER SPECIFICATION'S APPENDIX.
- 5.14 **SOUNDPROOFING**
ADDITIONAL INSULATION
- 5.21 **GIB CEILING LINING**
13mm GIB ULTRALINE OVER CEILING BATTENS @ 600 CENTRES. STOPPED AND PAINTED TO LEVEL 4 FINISH. WET ROOMS LINED WITH 13mm GIB BOARD AQUALINE.
- 5.22 **CEDAR CEILING FEATURE**
9.5x128mm HERMPAC CP87 CEDAR TONGUE & GROVE LINING OVER GIB LINING, STAINED FINISH.
- 5.23 **RECESSED CURTAIN TRACK**
VANDA FLUSH FIT CURTAIN TRACK SYSTEM INSTALLED AS PER MANUFACTURER'S SPECIFICATION
- 5.24 **CEILING ACCESS**
PROPRIETY HATCH TO CEILING.
- 5.31 **INTERNAL DOORS**
2.2m HIGH SELECTED HOLLOW CORE DOORS WITH SELECTED SKIN, PAINT FINISH. THE HEIGHT OF ALL HEAD TRIMS/ ARCHITRAVES TO LINE UP. ADJUST CAVITY CLOSET SLIDERS TO SUIT HINGED DOORS.
- 5.32 **TIMBER TRIMS**
TIMBER SKIRTING AND ARCHITRAVES.

- 7 SERVICES
- 7.02 **CHANNEL DRAIN**
ULLRICH ALUMINIUM BOX SECTION CUT INTO 50mm LENGTHS @ 450 CENTRES, S/S SCREW FIX TO CONCRETE PACK IF NECESSARY SO TOP OF PURPLEHEART DECKING BOARD FINISHES FLUSH WITH TOP OF PAVERS. DECKING BOARD S/S SCREW FIX TO ALUMINIUM RHS. DISCHARGE TO ATTENUATION TANK.
- 7.03 **OUTSIDE TAPS**
BRASS TAPS
- 7.04 **OUTSIDE HOT/COLD CONNECTION**
- 7.11 **EFFLUENT SYSTEM**
ADVANCED ENVIRO-SEPTIC SYSTEM AS PER WASTEWATER ENGINEER'S DESIGN AND DETAIL.
- 7.13 **SEWER LINE**
NEW 100mmØ UPVC SANITARY SEWER LINE TO EXISTING SANITARY SEWER CONNECTION. REFER TO EXISTING AS-BUILT DRAINAGE.
- 7.14 **VENTED STACK**
100mmØ UPVC VENTED SANITARY SEWER STACK TO SEWER LINE AND EFFLUENT SYSTEM AS PER WASTEWATER ENGINEER'S DESIGN AND DETAIL. PIPE VENT SIZE TO COMPLY WITH G13/AS1 TABLE 6
- 7.15 **SHOWER DRAIN**
ALLPROOF STAINLESS STEEL CHANNEL DRAIN. VERTICAL WASTE TO UNDERSIDE OF UNISPAN SLAB.
- 7.16 **PIPE SUPPORTS**
FOR ALL PIPED SERVICES UNDER SUSPENDED FLOORS: PROVIDE PIPE SUPPORTS FOR SERVICED FLOW RATE AND TEMPERATURE AS PER G13/AS1.
- 7.21 **WATER TANKS**
3/ 25,000L SEMI-BURIED CONCRETE WATER TANKS FOR POTABLE WATER. OVERFLOW DISCHARGE TO ATTENUATION TANK. SELECTED PUMP AND FILTER SYSTEM. PROVIDE BYPASS VALVE FOR ROOF CLEANING.

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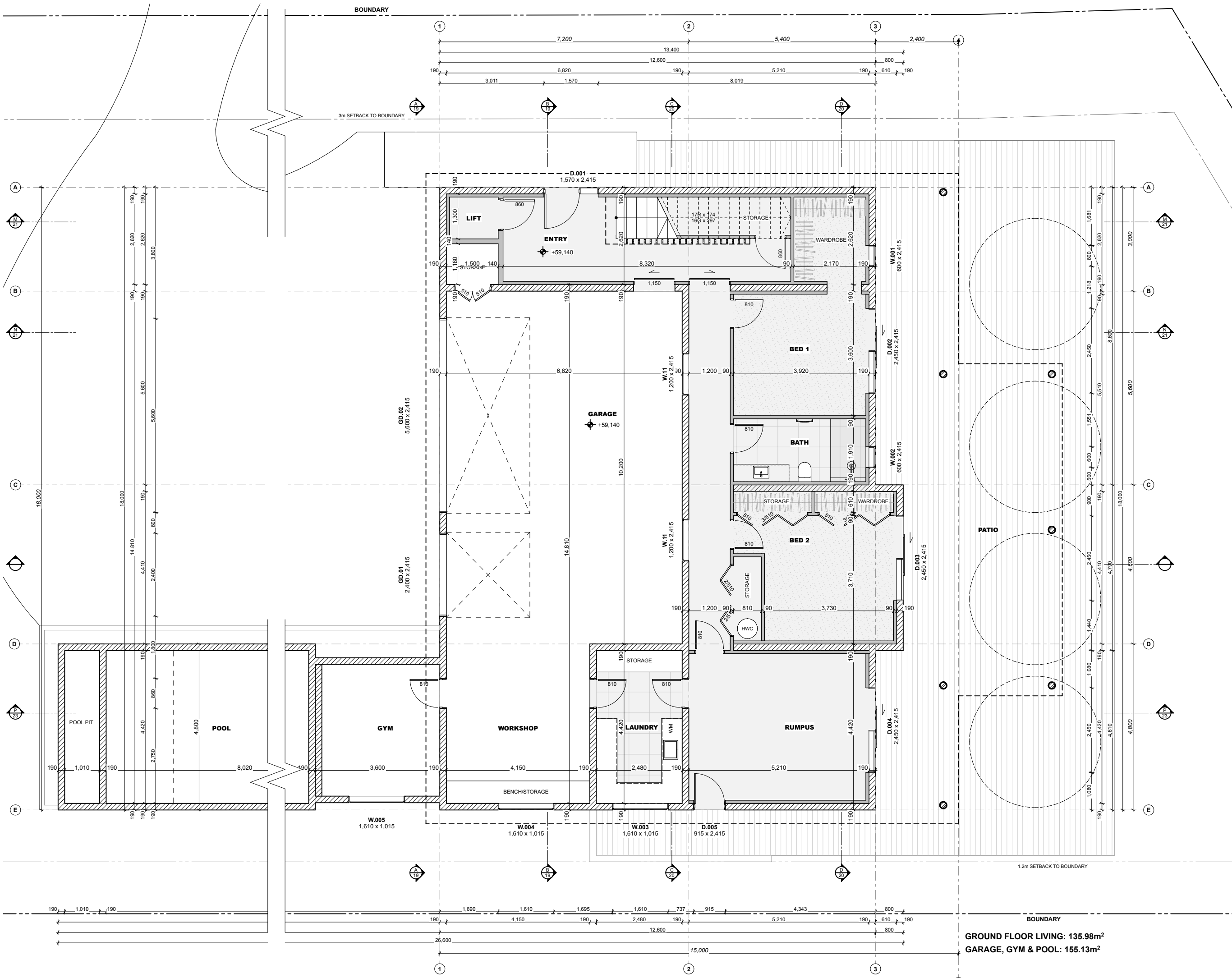
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CLIENT:
ANDREW & WENDY PORTER

PROJECT:
**NEW HOUSE
34 ONEROA ROAD,
RUSSELL
LOT 1 DP 90608**

JOB NUMBER:
2223

NOTES:



GROUND FLOOR LIVING: 135.98m²
GARAGE, GYM & POOL: 155.13m²

SK.	SKETCH PLAN	DATE:
#	REVISION DESCRIPTION:	DATE:
DESIGNER:	SIMON MANDENO	
DRAWN:	MANDENO DESIGN	
ENGINEER:	TBC	
ISSUE TYPE:	PRELIMINARY	
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DRAWING TITLE:	GROUND FLOOR PLAN	
DATE:	07/05/2024	
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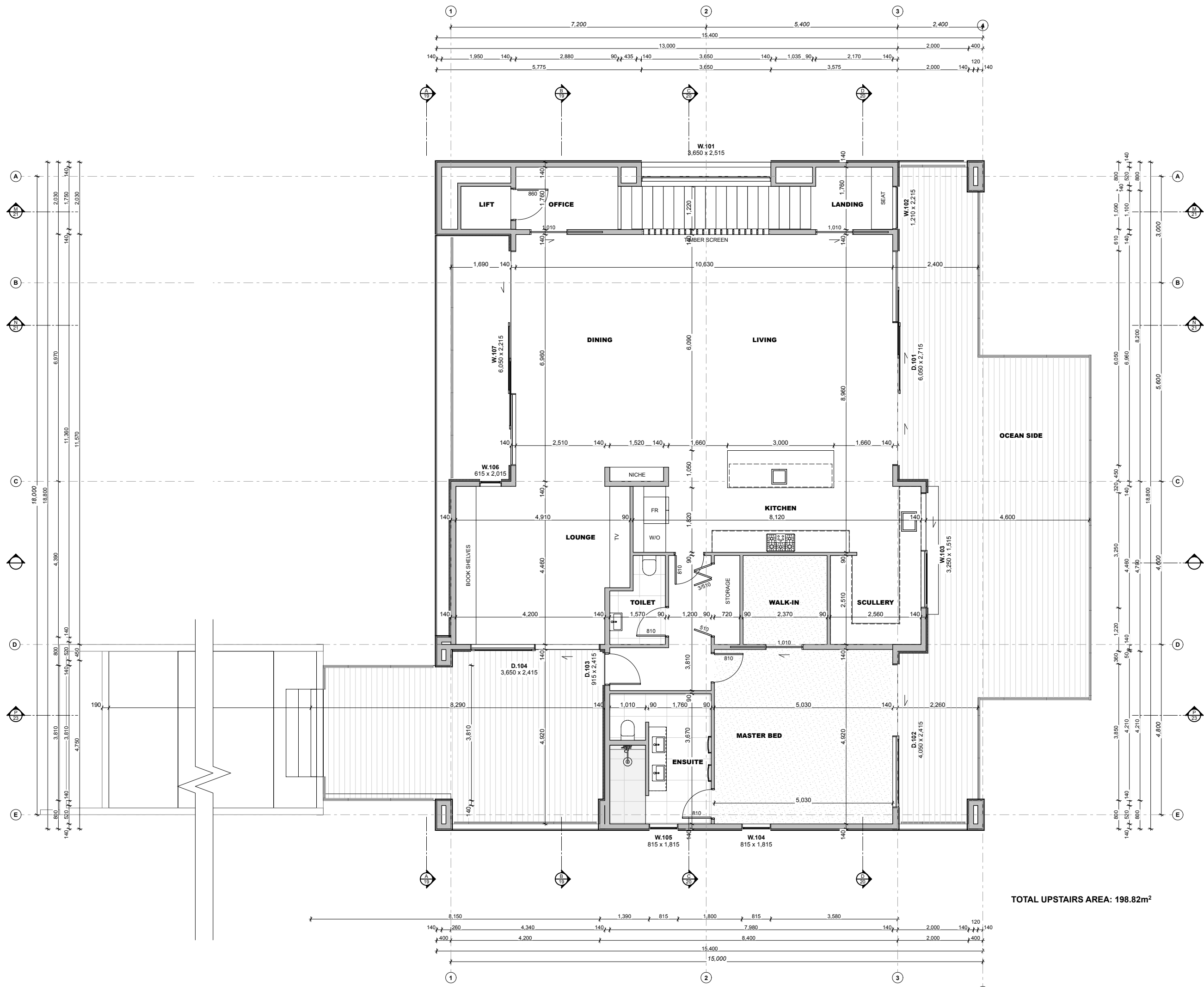
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CLIENT:
ANDREW & WENDY PORTER

PROJECT:
**NEW HOUSE
34 ONEROA ROAD,
RUSSELL
LOT 1 DP 90608**

JOB NUMBER:
2223

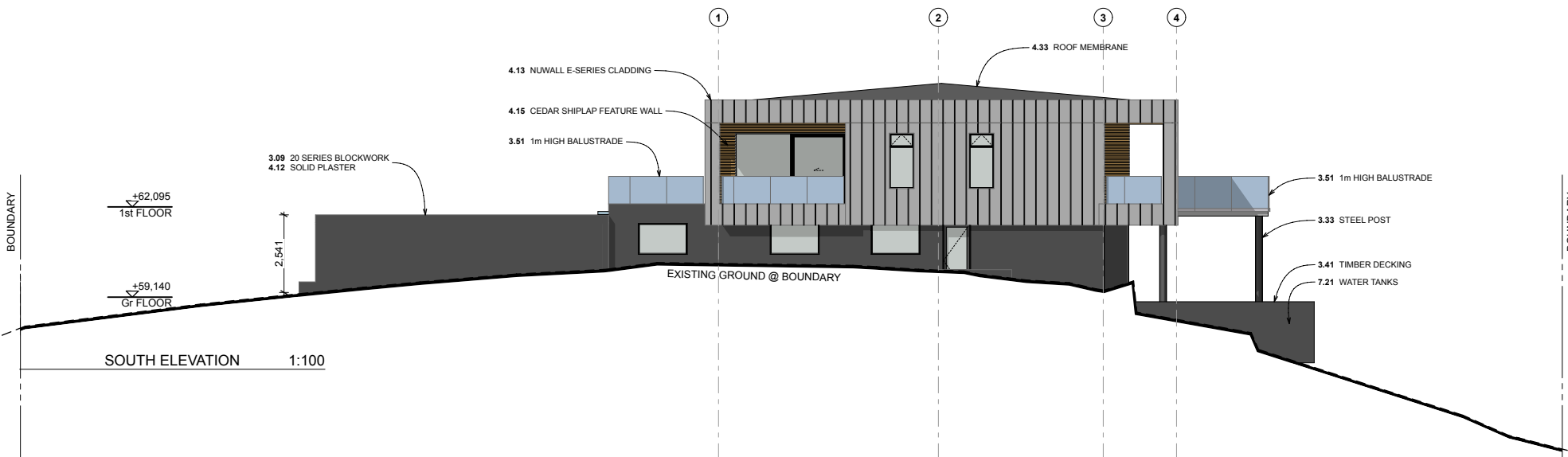
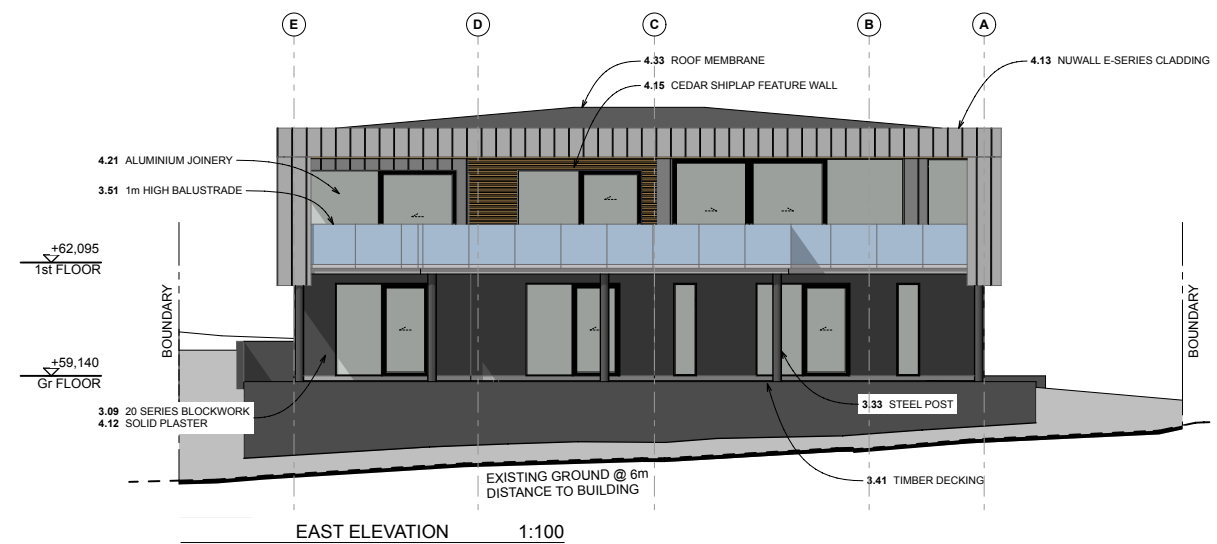
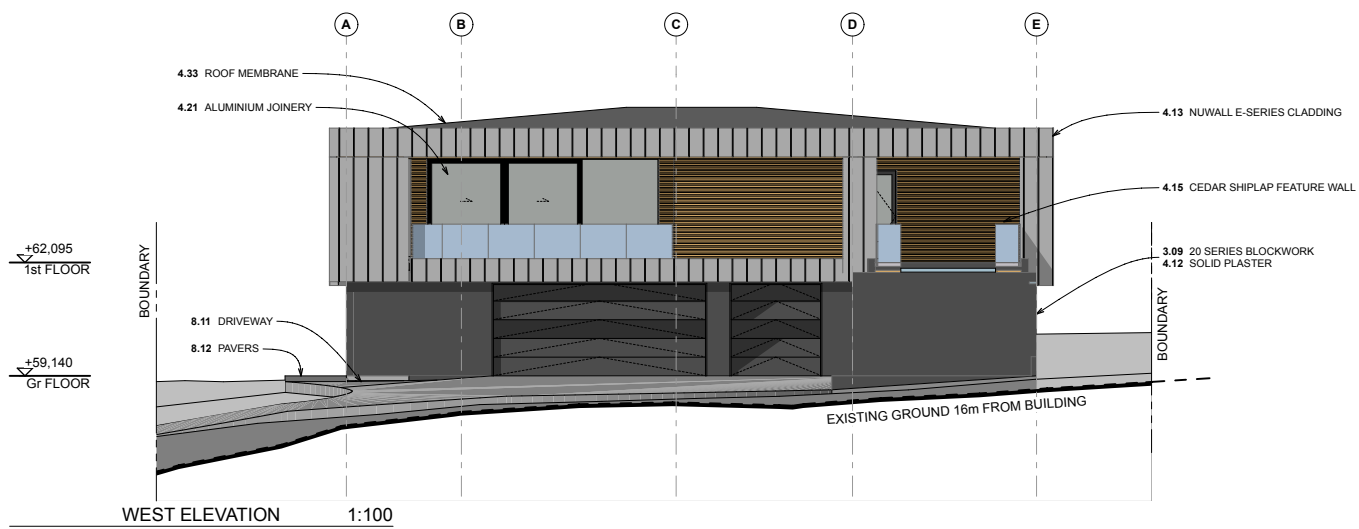
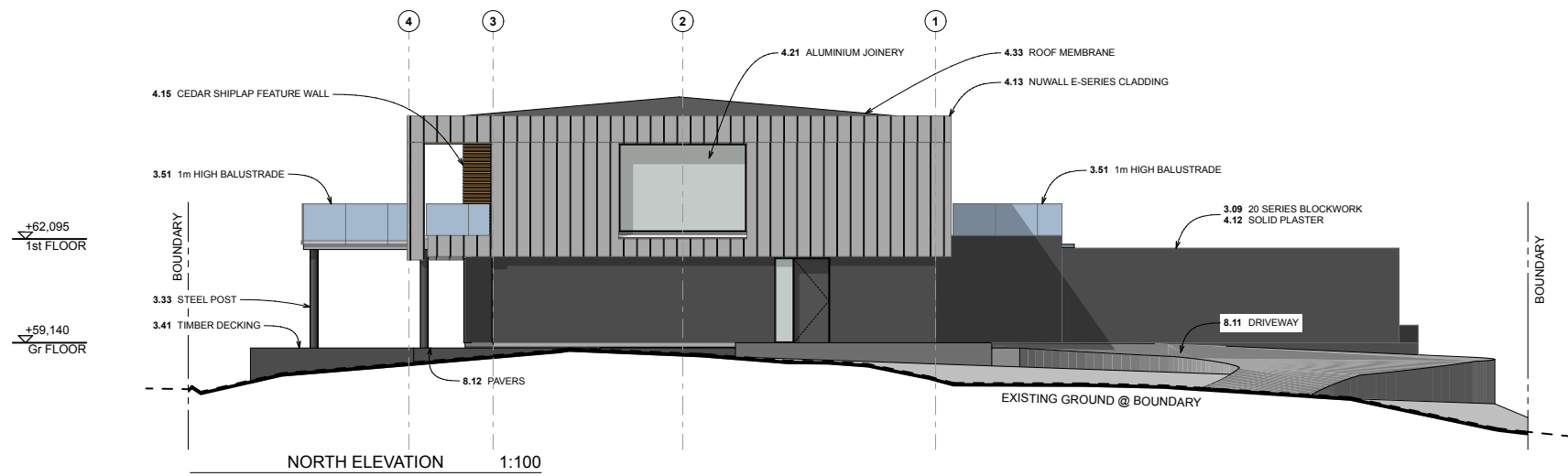
NOTES:



TOTAL UPSTAIRS AREA: 198.82m²

SK.	SKETCH PLAN	
#	REVISION DESCRIPTION:	DATE:
DESIGNER:	SIMON MANDENO	
DRAWN:	MANDENO DESIGN	
ENGINEER:	TBC	
ISSUE TYPE:	PRELIMINARY	
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DRAWING TITLE:	1st FLOOR PLAN	
DATE:	07/05/2024	
SCALE @ A1:	1:50	
DRAWING:	9	REVISION: SK.09

BUILDING ENVELOPE RISK MATRIX		
TYPICAL ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		21



SPECIFICATION SUMMARY

- 3.09 20 SERIES BLOCKWORK**
20 SERIES GRADE B BLOCKWORK WALLS, 30MPa SOLID FILLED, REINFORCED AS PER DETAILS. VERTICAL CONTROL JOINTS @ MAX. 6m CENTRES. FLUSH GROUT TO SIDE OF TANKING.
- 3.33 STEEL POST**
150mmØ STAINLESS STEEL POSTS AS PER ENGINEER'S DESIGN AND DETAIL.
- 3.41 TIMBER DECKING**
140x21mm HERMPAC HP92 PURPLEHEART DECKING BOARDS, GAPPED 3mm. WHERE REQUIRED, TO COMPLY WITH SLIP RESISTANCE IN ACCORDANCE WITH D1/AS1 TABLE 2, APPLY SLIP RESISTANCE METHOD AS PER HERMPAC SPECIFICATION.
- 3.51 1m HIGH BALUSTRADE**
1m HIGH SJURALCO GLASS BALUSTRADES WITH SIDE-MOUNTED CHANNEL. INSTALLED AS PER MANUFACTURER'S DESIGN AND DETAIL.
- 4.12 SOLID PLASTER**
SELECTED PLASTER SYSTEM. COLOUR:
- 4.13 NUWALL E-SERIES CLADDING**
NUWALL VERTICAL E-SERIES PROFILE ON 20mm VENTED CAVITY SYSTEM. INSTALL AS PER MANUFACTURERS SPECIFICATIONS. OVER 10mm GIB WEATHERLINE RAB SYSTEM. NOGS @ 600 MAX CENTRES. COLOUR:
- 4.15 CEDAR SHIPLAP FEATURE WALL**
18.5mm HERMPAC CP1739 VERTICAL SHIPLAP ON 20mm VERTIBAT CAVITY SYSTEM WITH CLOSURE STRIP OVER 10mm GIB WEATHERLINE RAB. FIXED AS PER MANUFACTURER'S SPECIFICATION. STAINED FINISH.
- 4.21 ALUMINIUM JOINERY**
APL THERMAL HEART ALUMINIUM JOINERY TO BE INSTALLED ON WAZZ SUPPORT BAR. FIXED WITH 65mm 8g STAINLESS STEEL SCREWS @ 450 CENTRES ALONG SILLS, JAMBS, HEADS AND REVEAL ENDS AS PER E2/AS1. SEALANT BETWEEN ALUMINIUM JOINERY AND HEAD FLASHING/SOFTFIT TO COMPLY WITH E2/AS1. SAFETY GLASS IN ACCORDANCE WITH NZS4223.3:2016 SECTIONS 4.6. COLOUR: CHARCOAL.
- 4.33 ROOF MEMBRANE**
VIKING ENVIROCLAD TPO MEMBRANE ROOFING INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS ON MIN. 17mm F8 ECOPLY GCA H3.2 TREATED STRUCTURAL GRADED PLYWOOD. MIN. CD GRADE INSTALLED WITH THE SANDED C SIDE UPWARDS. ALL FRAMING SUPPORTING PLYWOOD TO BE H3.2 @ 400mm MAXIMUM CENTRES.
- 7.21 WATER TANKS**
3/25,000L SEMI-BURIED CONCRETE WATER TANKS FOR POTABLE WATER. OVERFLOW DISCHARGE TO ATTENUATION TANK. SELECTED PUMP AND FILTER SYSTEM. PROVIDE BYPASS VALVE FOR ROOF CLEANING.
- 8.11 DRIVEWAY**
100mm THICK CONCRETE DRIVEWAY WITH FALL AWAY FROM BUILDING. SELECTED AGGREGATE AND SANDBLASTED FINISH.
- 8.12 PAVERS**
SELECTED PAVERS WITH ANTI-SLIP SURFACE. FALL TO PLANTED AREA.

SK.	SKETCH PLAN	
#	REVISION DESCRIPTION:	DATE:

DESIGNER: SIMON MANDENO

DRAWN: MANDENO DESIGN

ENGINEER: TBC

ISSUE TYPE:
PRELIMINARY
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DRAWING TITLE:
ELEVATIONS

DATE:
07/05/2024

SCALE @ A1:
1:100

DRAWING: 10	REVISION: SK.09
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APPENDIX 2

RULE ASSESSMENT

Operative District Plan Provisions

Section 10.9.5 Russell Township Zone Rules		
<i>10.9.5.1.1 Relocated buildings</i>	N/A	The proposal does not involve a relocated building.
<i>10.9.5.1.2 Residential intensity</i>	Permitted	The proposed dwelling will be the only dwelling on the property.
<i>10.9.5.1.3 Scale of activities</i>	N/A	The proposal is a residential activity.
<i>10.9.5.1.4 Building height</i>	Permitted	The proposed dwelling does not exceed 7.2m in height.
<i>10.9.5.1.5 Building scale</i>	Permitted	The proposed dwelling will comply with the 20% maximum net ground floor area.
10.9.5.1.6 Sunlight (PA)		The proposed dwelling cannot comply with the requirements of this rule.
10.9.5.2.5 Sunlight (RDA)		The proposed dwelling cannot comply with the requirements of this rule.
10.9.5.3 Discretionary Activities	Discretionary	The proposal cannot meet the permitted or restricted discretionary standards in relation to sunlight.
<i>10.9.5.1.7 Stormwater management (PA)</i>		The proposal cannot comply with the permitted standard for impermeable surfaces of 35% as the proposed impermeable areas cover 47.8% of the site.
<i>10.9.5.2.9 Stormwater management (RDA)</i>		The proposal cannot comply with the restricted discretionary standard for impermeable surfaces of 40% as the proposed impermeable areas cover 47.8% of the site.
10.9.5.3 Discretionary Activities	Discretionary	The proposal cannot meet the permitted or restricted discretionary standards in relation to stormwater management.
<i>10.9.5.1.8 Setback from boundaries</i>	Permitted	The proposed dwelling complies with the setback requirements.
<i>10.9.5.1.9 Outdoor activities</i>	N/A	All activities are residential.
<i>10.9.5.1.10 Transportation</i>	Permitted	Refer to assessments from Chapter 15 below.
<i>10.9.5.1.11 Hours of operation – non-residential activities</i>	N/A	All activities are residential.
<i>10.9.5.1.12 Keeping of animals</i>	N/A	The proposal does not involve the keeping of animals.
<i>10.9.5.1.13 Noise</i>	Permitted	The proposed activity will not create noise that exceeds the permitted standards.

<i>10.9.5.1.14 Helicopter landing area</i>	N/A	The proposal does not involve the need for a helicopter landing area.
Section 15.1.6 Traffic		
15.1.6A Traffic intensity		
<i>15.1.6A.2.1 Traffic intensity</i>	N/A	The first residential unit on a site is exempt from this rule.
15.1.6B Parking		
<i>15.1.6B.1.1 On-site car parking spaces</i>	Permitted	Appendix 3C requires 2 parking spaces per residential unit. Three car parks are provided in the garage.
<i>15.1.6B.1.2 Williams Road on-site car parking spaces</i>	N/A	The site is not one of the identified allotments
<i>15.1.6B.1.3 Kerikeri Road on-site car parking spaces</i>	N/A	The site is not located on Kerikeri Road.
<i>15.1.6B.1.4 Accessible car parking spaces</i>	N/A	This rule does not apply to residential activities.
<i>15.1.6B.1.5 Car parking space standards</i>	Permitted	Sufficient space exists on-site to provide parking in accordance with Appendix 3D.
<i>15.1.6B.1.6 Loading spaces</i>	N/A	The property is not located in these zones.
15.1.6C Access		
<i>15.1.6C.1.1 Private accessway in all zones</i>	N/A	There is no private accessway.
<i>15.1.6C.1.2 Private accessways in urban zones</i>	N/A	There is no private accessway.
<i>15.1.6C.1.3 Passing bays on private accessways in all zones</i>	N/A	There is no private accessway.
<i>15.1.6C.1.4 Access over footpaths</i>	N/A	There is no footpath in the road reserve.
<i>15.1.6C.1.5 Vehicle crossing standards in rural and coastal zones</i>	N/A	The property is located in a coastal zone. There will be no change to the existing vehicle crossing.
<i>15.1.6C.1.6 Vehicle crossing standards</i>	N/A	The site is not located in an urban zone.
<i>15.1.6C.1.7 General access standards</i>	Permitted	Compliance is achieved with these provisions.
<i>15.1.6C.1.8 Frontage to existing roads</i>	N/A	The proposal is not for a subdivision.
<i>15.1.6C.1.9 New roads</i>	N/A	No new roads are to be vested.

<i>15.1.6C.1.10 Service lanes, cycle and pedestrian accessways</i>	N/A	No access for pedestrians is proposed.
<i>15.1.6C.1.11 Road designations</i>	N/A	The site does not front an existing road which is subject to a designation for road acquisition and widening purposes.
Section 12.3.6 Soils and Minerals		
<i>12.3.6.1.1 Excavation and/or filling, excluding mining and quarrying, in the Rural Production Zone or Kauri Cliffs Zone</i>	N/A	The property is not in these zones.
<i>12.3.6.1.2 Excavation and/or filling, including obtaining roading material but excluding mining and quarrying, in the Rural Living, Coastal Living, South Kerikeri Inlet, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones</i>	N/A	The property is not in these zones.
<i>12.3.6.1.3 Excavation and/or filling, excluding mining and quarrying, in the Residential, Industrial, Horticultural Processing, Coastal Residential and Russell Township Zones (PA)</i>		The proposed volume of earthworks is 480m³ which will exceed the permitted volume of 200m³ The cut heights will not exceed 1.5m
<i>12.3.6.2.2 Excavation and/or filling, excluding mining and quarrying, in the Residential, Industrial, Horticultural Processing, Coastal Residential and Russell Township Zones (RDA)</i>	Restricted Discretionary	The proposed volume of earthworks is 480m³ and so will not exceed 500m³. The cut heights will exceed 1.5m
<i>12.3.6.1.4 Nature of filling material in all zones</i>	Permitted	The proposed earthworks will comply with this rule.
<i>12.3.6.1.5 Excavation and/or filling, including mining and quarrying within the National Grid yard in all zones</i>	N/A	The property is not within the National Grid yard.

Proposed District Plan Provisions

Kororareka Russell Township Zone (KRTZ)		
Rule	Status	Comment
KRT-R1 – New buildings or structures, and extensions or alterations to existing buildings or structures	Permitted	The proposed building will accommodate a permitted activity.
KRT-R2 – Impermeable surface coverage.	Restricted Discretionary	The proposal cannot comply with the permitted standard for impermeable surfaces being 35% as the proposed impermeable areas cover 47.8% of the site.
KRT-R3 – Residential Activity	Permitted	The site has an area of more than 1,000m ² and it is not a multi-unit development.
KRT-R4 to R20	N/A	The proposal does not involve these activities.
KRT-S1 – Maximum height	Permitted	The proposed dwelling does not exceed 7.2m.
KRT-S2 - Height in relation to boundary	Restricted Discretionary	The proposed dwelling will not comply on the southern boundary
KRT-S3 - Setback	Permitted	The proposed dwelling complies with the boundary setback requirements.
KRT-S4 - Setback from MHWS	N/A	The property is not close to MHWS
KRT-S5 – Building or structure coverage	Permitted	The net floor area of the building does not exceed 20% of the net site area.
KRT-S6 – Outdoor living space	Permitted	The proposed dwelling has a complying outdoor living space.
KRT-S7 – Fencing and boundary walls	Permitted	Fences will not exceed 1.2m in height.
KRT-S8 – Outdoor storage	N/A	There will be no outdoor storage
KRT-S9 – Multi-unit residential unit size	N/A	The proposal does not involve a multi-unit.
Overall Status	Restricted Discretionary	

Transport Chapter (TRAN)		
Rule	Status	Comment
TRAN-R1 – Parking	Permitted	TRAN-S1 requires 2 parking spaces be provided for a residential unit. The location of the parking spaces complies with PER-1 to PER-3.
TRAN-R2 – Vehicle crossings and access, including private accessways	Permitted	The proposal does not involve a private accessway. The vehicle crossing is not from a State Highway, or off a road classified as arterial or higher.

		There will be no new vehicle crossing.
TRAN-R3 – Maintenance or upgrading of existing transport infrastructure within the existing road corridor	N/A	Does not propose the maintenance or upgrading of existing transport infrastructure within the existing road corridor.
TRAN-R4 – Electric vehicle charging stations	N/A	Does not propose an electric charging station.
TRAN-R5 – Trip generation	Permitted	Only one residential unit is proposed.
TRAN-R6 – R10	N/A	Not proposed.
Overall Status	Permitted	

Coastal Environment Chapter (CE)		
Rule	Status	Comment
CE-R1 – New buildings or structures and extensions or alterations to existing buildings or structures	Unsure	PER-1 – The proposed dwelling has an area greater than 300m ² and it is outside of both the High Natural Character and Outstanding Natural Character.
CE-R2 to CE-R4	N/A	The proposal does not involve these activities.
CE-R5 – Demolition of buildings or structures	Permitted	The existing house will be removed.
CE-R6 to CE-R9	N/A	The proposal does not involve these activities.
CE-S1 – Maximum building height	Restricted Discretionary	The height of the proposed dwelling will exceed 5m.
CE-S2 - Colours and materials	Permitted	The external colours of the dwelling will comply with the requirements of the rule.
CE-R10 to CE-R19 CE-S4 to CE-S5	N/A	The subject site is not located in a Coastal Hazard Area.
Overall Status	Restricted Discretionary	

Earthworks Chapter (EW)		
Rule	Status	Comment
EW-R1 – Earthworks for buildings or structures, and extensions to existing buildings or structures	Restricted Discretionary	EW-S1 – The proposed volume of earthworks is 480m³ which will exceed the permitted volume of 200m³. It is over an area of 620m ² which complies. EW-S2 – Cuts will not exceed 1.5m. EW-S4 – The site will be reinstated following the earthworks. EW-S6 – The location of the earthworks will comply with the necessary setbacks.

		EW-S7 – The earthworks will not result in any instability. EW-S8 – No fill is proposed. EW-S9 – The work is not proposed in a flood or coastal hazard area.
Overall Status	Restricted Discretionary	

APPENDIX 3

RECORD OF TITLE



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

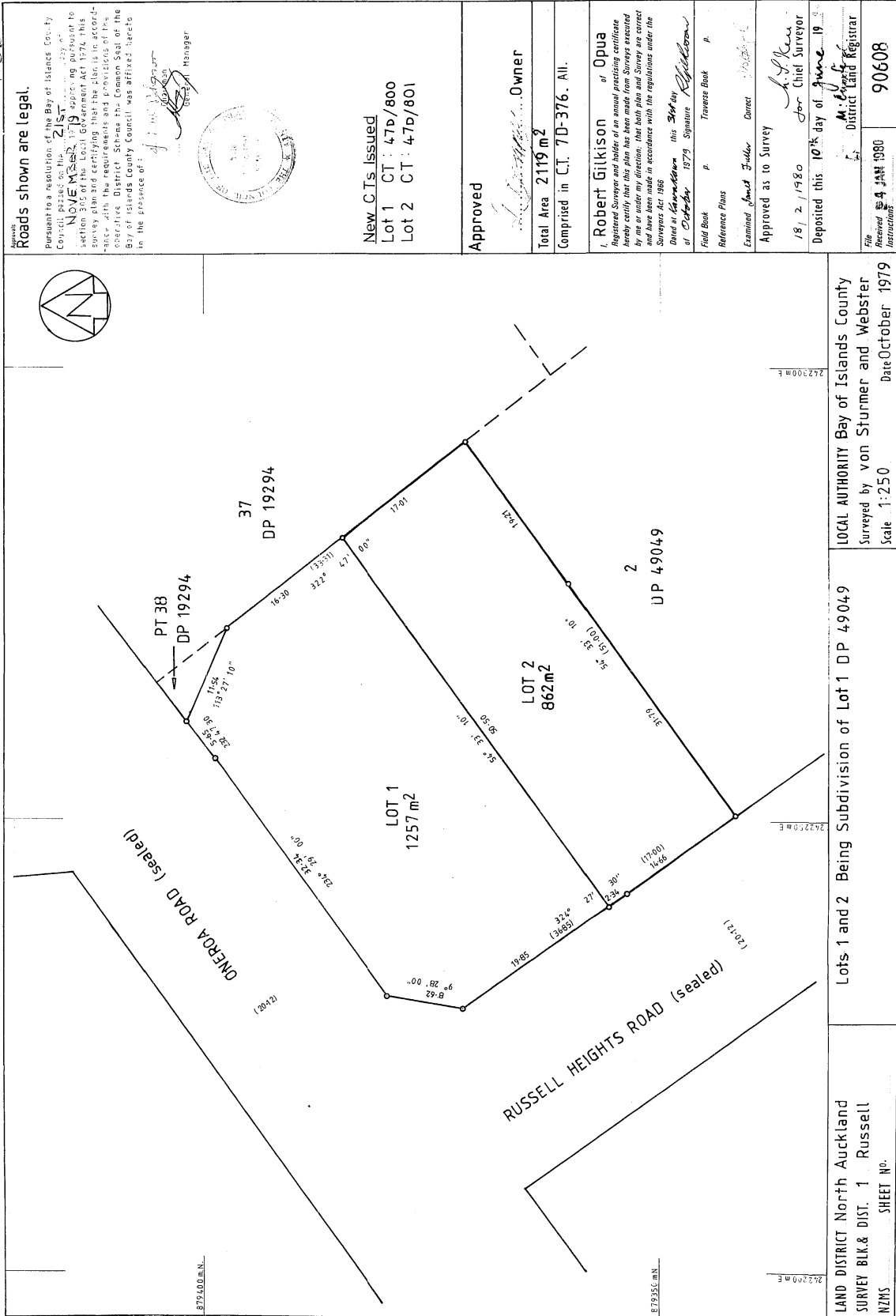
Identifier **NA47D/800**
Land Registration District **North Auckland**
Date Issued 10 June 1980

Prior References
NA7D/376

Estate Fee Simple
Area 1257 square metres more or less
Legal Description Lot 1 Deposited Plan 90608

Registered Owners
Porter Family Holdings Limited

Interests



LAND DISTRICT North Auckland	LOCAL AUTHORITY Bay of Islands County
SURVEY BLK & DIST. 1 Russell	Surveyed by von Stummer and Webster
NZMS SHEET NO.	Date October 1979
	Scale 1:250

W.G. Lewis, Survey-General, Department of Lands and Survey, Wellington

DATE OF PHOTOGRAPHY 23 JULY 1980

CENTIMETERS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

APPENDIX 4

RS ENG ENGINEERING REPORT



SUITABILITY REPORT

34 Oneroa Road

Russell

(Lot 1 DP 90608)

SUITABILITY REPORT

34 Oneroa Road

Russell

(Lot 1 DP 90608)

Report prepared for: Andrew and Wendy Porter

Report reference: 19067

Date: 10 May 2024

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
10/05/2024	2	Building Consent Issue	C Hay	M Jacobson	M Jacobson



association of
consulting and
engineering

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B	Subsurface Investigations
C	Stormwater Attenuation Design and Details

File: 19067
10 May 2024
Revision: 1

SUITABILITY REPORT

34 Oneroa Road, Russell

(Lot 1 DP 90608)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Andrew and Wendy Porter to investigate the suitability of the property (Lot 1 DP 90608) for residential construction. The purpose of this report is to assess the suitability of the building site making foundation and earthworks recommendations and detail the design of a stormwater attenuation system.

The client proposes to remove the existing dwelling and garage and construct a new two-storey dwelling founded on a concrete floor slab with the ground floor being of masonry block walls and the second floor being timber framed. A timber deck is proposed on the north-eastern and a pool on the south-western side of the proposed dwelling.

2.0 Site Description

This 1257m² property is located on the south-eastern side of Oneroa Road, directly east of its intersection with Russell Heights. The property is located on a small knoll which slopes gently towards the west and north, and moderately to steeply sloping towards the eastern boundary. Ground coverage is currently in lawn. An existing dwelling and shed are currently located on the property, which is proposed to be removed.



Figure 1: View of property and existing dwelling, north-eastern direction (Source: RS Eng File).

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Whangarei Area – Edbrooke & Brook – 2009.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Waipapa Group, which has been described as follows: *“Volcaniclastic sandstone and argillite with tectonically included basalt, chert and siliceous argillite.”*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically an image from 1951. See Figure 2 below of the 1951 Image. No notable signs of concern have been observed upon this review. This aerial Image was taken prior to the construction of the existing dwelling and shed, and planting / vegetation now visible on-site.



Figure 2: 1951 Aerial Image (Source: www.retrolens.nz).

4.0 Field Investigation

A Technician from this office visited the property on 10 June 2022 and 24 April 2024 to undertake a walkover inspection and four hand augers. The walkover inspection did not observe any signs of concern at the building site in relation to the proposal.

The hand augers were dug to a maximum depth of 2.4m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

5.0 Subsoil Conditions

Interpretation of subsurface conditions is based on the investigations shown on the drawings in Appendix A. The conditions are summarised below;

- Topsoil was encountered at depths between 0.2m to 0.4m BGL.
- Residual soils consisted of very stiff clayey silts and sandy silts to a maximum depth of 1.2m BGL. In-Situ Undrained Shear Strengths recorded ranged in this material from 189kPa to greater than 206kPa.
- Completely weathered greywacke consisting of very stiff silts with some clay, trace sand and very stiff clayey silts with trace sand was encountered underlying the residual soils to a tested depth of 2.4m. All hand augers were terminated at the respective depths due to be unable to penetrate inferred weak completely weathered greywacke. In-Situ Undrained Shear Strengths recorded ranged in this material from 203kPa to greater than 206kPa.
- Groundwater was not encountered in the investigations. RS Eng assess groundwater is not likely to be within 4.0m BGL due to the relatively permeability of the underlying Waipapa Group rock mass and the topography of the site.

6.0 Geotechnical Assessment

6.1 Slope Stability

The Waipapa Group rock mass material is considered as generally stable on slope angles up to and greater than 30°. The effects of shallow soil creep generally become apparent on slopes over 14°. As slope angles increase the common mechanism of slope instability is translational failure, where the residual clay soils become saturated during periods of heavy rainfall and slide over the harder underlying weathered rock. The risk of failure increases as a result of surcharge loading on slopes, and improper development (steep cuts and uncontrolled stormwater discharge).

No signs of recent or active slope instability were noted at or directly adjacent to the proposed building area and existing dwelling location during the walkover inspection. However, shallow soil creep was observed to the north-east of the existing dwelling where the slope becomes moderately to steeply sloping (approx. 18°), refer to Figure 3 below. To mitigate risk of the residual soils failing over the completely weathered rock and affecting the new development, RS Eng recommend that either a new retaining wall / soldier pile wall be constructed in place of the existing eastern most retaining wall, or alternatively the leading edges of the dwelling / deck be designed to account for shallow soil creep. These foundations shall be designed for at least 1.5m of shallow soil creep below original ground level.



Figure 2: View of crest of slope, sloping down towards the north-east (Source: RS Eng File)

Considering the lack of observed slope instability, subsurface conditions encountered, RS Eng considers the risk of slope instability to the proposed dwelling to be low, provided the following recommendations are complied with.

6.2 Liquefaction

The proposal is positioned on land underlain by the Waipapa Group, consisting of soils that are cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.

6.3 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on the characteristics of the subsoils encountered on-site during our investigations and shallow weathered greywacke, RS Eng Ltd considers the soils as being Class M (moderately expansive) as per AS2870.

7.0 Stormwater Attenuation Assessment

The Far North District Council (FNDC) District Plan shows the property within the Russell Township Zone. A permitted activity under the District Plan states the following regarding stormwater management within this zone: *“The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 35%.”*

The total allowable impermeable coverage is 440m² (35% gross site area). Given that the impermeable area of 602m² is proposed, 162m² of area exceeds the allowable impermeable coverage of the Russell Township permitted activity.

The dwelling is proposed to have a new roof and drive/paved/pool area of 290m² and 312m², respectively. The existing dwelling, shed, and driveway have a total impervious area of approximately 331m², with these impervious areas proposed to be removed. Due to the allowable impermeable coverage from the permitted activity being exceeded, RS Eng consider that the impervious surfaces exceeding the threshold be attenuated for (162m²). It is proposed to attenuate the roof area (290m²), therefore accounting for a larger impervious area than required.

Impervious surfaces allow little or no infiltration of stormwater into the ground causing a greater volume of rainfall runoff. As a result, attenuation of the stormwater runoff is required. To maintain pre-development stormwater flows from the property stormwater attenuation is required. This minimises any potential adverse effects on downstream properties and/or council services.

It is proposed to direct stormwater runoff from the roof (290m²) of the new dwelling into four rainwater storage tanks with restricted outlets which reduce the peak flows to pre-development levels. The pre-development existing impermeable surfaces on the property have not been accounted for, therefore providing attenuation and detention control measures to the new impermeable surfaces will reduce the peak flows to less than the pre-development levels.

The Far North District Council (FNDC) Engineering Standards requires attenuation of stormwater runoff from any increase in impervious areas so that post development peak flows are less than 80% of pre-development.

The pre-development and post-development runoff was modelled using HydroCAD. The United States Department of Agriculture Technical Release 55 (TR55) Type 1A method was adopted for calculating the run-off flow, using rainfall depths from HIRDS 4 (High Intensity Rainfall Design System, NIWA) including an addition 20% for climate change as required by FNDC ES. The subsoils have been assessed as light Clays, designated as Group C soils with fair grass cover. Table 2 includes a summary of the stormwater attenuation modelling.

The FNDC ES Section 4.3.21.2 states that when stormwater is being re-used (i.e. water supply from rainwater tanks) then a reduction in attenuation volume is allowed. Table 4.12 of the FNDC ES specifies a 25% reduction in attenuation for 290m² using four 25,000L water tanks. Included below is the calculation of storage adjustment used to account for this in HydroCAD.

$$\text{Storage adjustment} = 1 / \left[1 - \left(\text{Reduction} * \frac{\text{Roof Area}}{\text{Total Area}} \right) \right]$$

Table 2: Stormwater Attenuation Design Summary

	Pre-development		Post-development	
Permeable Area (m ²) Grassed	290		–	
Impervious Area (m ²) Roof	–		290	
Peak flow l/s	20% AEP	1% AEP	20% AEP	1% AEP
			+20%	+20%
From surfaces	1.75	3.86	3.16	5.66
80% (design flows reqd.)	1.40	3.08		
Total attenuated flows			1.39	3.07
Tank storage required			6.1m ³	11.0m ³
Attenuation Tank Summary				
Tank	4x 25,000L Water Tanks			
Tank Diameter	3.6m			
	Diameter		Depth from Overflow	
Primary Orifice	43mm		0.27m	
Secondary Orifice	42mm		0.12m	

8.0 Engineering Recommendations

8.1 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observation listed above RS Eng considers the site soils lie within Site Class C “Shallow Soil Site.”

8.2 Earthworks

To form access to and create a level building platform for the dwelling, earthworks are proposed. To suitably develop the building area, we recommend as follows:

- Cuts exceeding 1.0m shall be supported by a wall specifically designed by a suitably experienced Chartered Professional Engineer and shall be limited to a maximum of 2.0m without further geotechnical assessment.
- Fills shall be limited to a maximum of 1.0m without further geotechnical assessment.
- Fills on slopes greater than 14° shall be supported by a wall specifically designed by a suitably experienced Chartered Professional Engineer accounting for 1.5m of soil creep below original ground level.
- All retaining walls shall be designed by a suitably experienced Chartered Professional Engineer using the assessed soil parameters, refer to Section 8.4.
- Cut and fill batters should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS4431.
- An inspection of the stripped site shall be undertaken by a suitably experienced Chartered Professional Engineer. It is expected that there will likely be a presence of debris and uncontrolled fill, this material shall be adequately removed. An existing old septic tank is expected to be located on-site and shall be cleaned, removed, and replaced with compacted granular hardfill if located within the building or driveway extents.

8.3 Shallow Foundations

The dwelling is proposed to be founded on a concrete slab atop of a masonry block perimeter wall back filled with compacted hardfill. To suitably found the proposed dwelling the following is recommended;

- All foundations shall be specifically designed by a suitably experienced Chartered Professional Engineer to account for moderately expansive soils.
- Isolated standard NZS3604 type foundations shall extend to a minimum depth of 0.6m below cleared ground level.
- Foundations on the eastern end of the dwelling shall be specifically designed by a suitably experienced Chartered Professional Engineer to account for shallow soil creep. This can be achieved by adopting either a separate retaining wall or soldier pile wall accounting for soil creep downslope of the dwelling, or leading-edge foundations be designed for soil creep, refer to Section 8.4 below.

Notwithstanding the recommendations of this report, for the specific design of shallow foundations, RS Eng has assessed the following:

- 300kPa Ultimate Bearing Capacity (Geotechnical Ultimate).
- 150kPa Dependable Bearing Capacity (Ultimate Limit State).
- 100kPa Allowable Bearing Capacity (Serviceability Limit State).

8.4 Timber Pole Retaining Wall / Soldier Piling

Retaining walls and soldier pile walls shall be specifically designed by a suitably experienced Chartered Professional Engineer familiar with the contents of this report, using the assessed soil parameters presented in Table 3. Where retaining walls and soldier pile walls are incorporated in buildings, or located adjacent to buildings and boundaries effects of deformation should be considered. Retaining walls and soldier piles walls shall be designed to account for a minimum retained depth of 1.5m below existing ground level due to the presence of soil creep. The piles shall be designed for an effective retaining width for a maximum spacing of 3 x pile diameters (unless spaced closer).

Alternatively, the leading-edge foundations of the proposed deck on the downslope edge of the dwelling shall be designed for at least 1.5m of shallow soil creep effectively acting as a soldier pile wall. Intermediate soldier piles may need to be incorporated and evenly spaced between the deck piles. These can be terminated at ground level and covered with topsoil.

Table 3: Assessed Retaining Wall Design Parameters

Parameter	Residual Soil Clayey Silts	Completely Weathered Waipapa Group
Soil Density (kN/m ³)	18	20
Friction Angle (°)	27	30
Drained Cohesion, (kPa)	0	0
Undrained Shear Strength (kPa)	70	90

8.5 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected from the roof and piped to the storage tanks. The overflow from the storage tanks shall be piped to the kerb at Oneroa Road, discharging to the roadside drainage network and tidal environment. Fall from the tanks to the kerb shall be considered and confirmed by a drainlayer. The driveway shall be shaped to evenly disperse runoff to avoid surface water ponding.

8.6 Pool Backwash

The backwash from the swimming pool shall not be discharged to the kerb, and shall be connected into the wastewater network if flows are less than 2.0 L/sec as per the FNDC Wastewater Drainage Bylaw. Alternatively, a specifically designed soakage/backwash pit shall be implemented.

9.0 Drawing Review

It is recommended that RS Eng Ltd carry out a review of final development drawings prior to submittal for building consent and / or resource consent. The review is to confirm that the recommendations outlined in this report have been applied in full and correctly to the design.

10.0 Construction Monitoring and Producer Statements

RS Eng recommends a suitably experienced Chartered Professional Engineer monitor the construction of the following works:

- Stripped site once all topsoil and unsuitable material has been removed.
- Hardfill compaction where depths exceed 300mm.
- Foundation excavations to confirm ground conditions and design depths.

Any works not inspected will be excluded from future producer statements (PS4) to be issued by RS Eng. In any event, where doubt exists regarding inspections, this office should be contacted for advice, and provided with reasonable notice of inspections.

11.0 Conclusions

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

RS Eng Ltd also concludes that subject to the recommendations of this report, in terms of Section 72 of the Building Act 2004;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

(b) the land is neither subject to nor likely to be subject to slippage or subsidence.

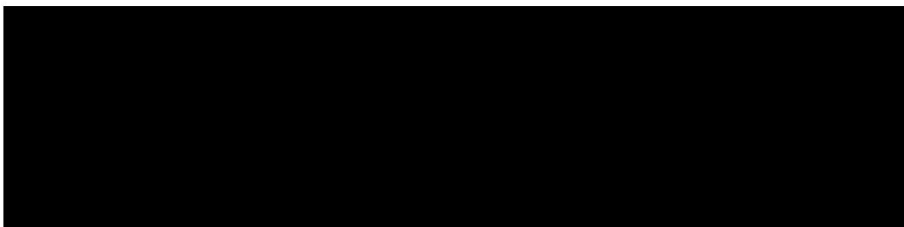
12.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed dwelling, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.



Technician

Director

NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

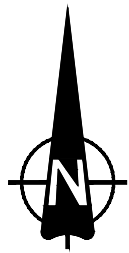
Appendix A

Drawings



NOTES:

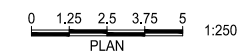
- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.
- If any part of these documents are unclear, please contact RSEng Ltd.
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KEY

Hand Auger Location

Contours are shown at 1.0m crs.
Contours are derived from LiDAR (2018) and are shown at NZVD2016 Vertical Datum.



		RS Eng Ltd 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	
		Title SUITABILITY REPORT PROPOSED NEW DWELLING INVESTIGATION PLAN	
Client ANDREW & WENDY PORTER		Location 34 ONEROA ROAD RUSSELL	
Date 10/05/2024	Rev A	Notes ORIGINAL ISSUE	
Scale 1:250	Original A3	Rev A	Sheet 1
Drawn CH	Approved MJ	File # 19067	

Appendix B

Subsurface Investigations



RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA1

CLIENT: Andrew and Wendy Porter
PROJECT: Geotechnical Investigations

JOB NO.:
19067

SITE LOCATION: 34 Oneroa Road, Russell
CO-ORDINATES: 1702777mE, 6097564mN

ELEVATION: Ground

START DATE: 10/06/2022
END DATE: 10/06/2022
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER			
					2	4	6	8	10	12	14	16	18	50	100		150	200	Values
TS	Topsoil		0.0	TS															
Waipapa Gr	Clayey SILT; yellow. Very stiff; moist; low plasticity.		0.2	TS															
	Clayey SILT, with some sand; white/orange. Very stiff; moist; low plasticity.		0.4	TS															206+
	Sandy SILT, with some clay; white/orange. Very stiff; moist; non-plastic; sand, fine to medium.		0.6	TS															-
	Clayey SILT, with trace sand; brown/orange/white. Very stiff; moist; low plasticity; sand, fine.		0.8	TS															206+
	SILT, with some clay, with trace sand; brown/orange/white. Very stiff; moist; low plasticity; sand, fine; [Completely Weathered Siltstone].		1.0	TS															-
			1.2	TS															206+
			1.4	TS															-
			1.6	TS															206+
			1.8	TS															-
			2.0	TS															203
			2.2	TS															32
	End Of Hole: 2.40m		2.4	TS															
			2.6																
			2.8																

PHOTO(S)



REMARKS

Refusal due to being unable to penetrate

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA2

CLIENT: Andrew and Wendy Porter
PROJECT: Geotechnical Investigations

JOB NO.:
19067

SITE LOCATION: 34 Oneroa Road, Russell
CO-ORDINATES: 1702776mE, 6097554mN

ELEVATION: Ground

START DATE: 10/06/2022

END DATE: 10/06/2022

LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER			
					2	4	6	8	10	12	14	16	18	50	100		150	200	Values
TS	Topsoil		0.0 - 0.2	TS															
Waipapa Gr	Clayey SILT; yellowish brown. Very stiff; moist; low plasticity.		0.2 - 1.0	TS													189	62	
	Brown/Orange/white		1.0 - 1.2	TS													206+	-	
	Clayey SILT, with trace sand; white/pink/orange. Very stiff; moist; low plasticity; sand, fine to medium; [Completely Weathered Siltstone].		1.2 - 2.0	TS													206+	-	
	End Of Hole: 2.10m		2.0 - 2.1														206	-	
			2.2 - 2.8																

Groundwater Not Encountered

PHOTO(S)



REMARKS

Refusal due to being unable to penetrate

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA3

CLIENT: Andrew and Wendy Porter
PROJECT: Geotechnical Investigations

JOB NO.:
19067

SITE LOCATION: 34 Oneroa Road, Russell
CO-ORDINATES: 1702786mE, 6097577mN

ELEVATION: Ground

START DATE: 10/06/2022
END DATE: 10/06/2022
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER			
					2	4	6	8	10	12	14	16	18	50	100		150	200	Values
TS	Topsoil		0.0 - 0.4	TS															
Waipapa Gr	Clayey SILT; brownish yellow. Very stiff; moist; low plasticity; [Completely Weathered Siltstone].		0.4 - 1.0	TS														206+	
	With trace sand; brown/orange/white. Sand, fine to medium.		1.0 - 1.5	TS														206+	
	End Of Hole: 1.50m		1.5 - 1.50	TS														UTP	
			1.50 - 2.8																

PHOTO(S)



REMARKS

Refusal due to being unable to penetrate

WATER

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit



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 office@RSEng.co.nz
 2 Seaview Road,
 Whangarei 0110

HAND AUGER LOG

HOLE NO.:
HA4

CLIENT: Andrew and Wendy Porter
PROJECT: Geotechnical Investigations

JOB NO.:
19067

SITE LOCATION: 34 Oneroa Road, Russell
CO-ORDINATES: 1702794mE, 6097564mN

ELEVATION: Ground

START DATE: 10/06/2022
END DATE: 10/06/2022
LOGGED BY: CH

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO415				WATER			
					2	4	6	8	10	12	14	16	18	50	100		150	200	Values
TS	Topsoil		0.0 - 0.2	TS															
Waipapa Gr	Clayey SILT; brownish yellow. Very stiff; moist; low plasticity.		0.2 - 0.4	TS														206+	
	With trace sand. Sand, fine to medium.		0.4 - 1.0	TS														206+	
	Brown/orange/white. [Completely Weathered Siltstone]		1.0 - 1.2	TS														-	
	End Of Hole: 1.30m		1.2 - 2.8																

PHOTO(S)



REMARKS

Refusal due to being unable to penetrate

WATER

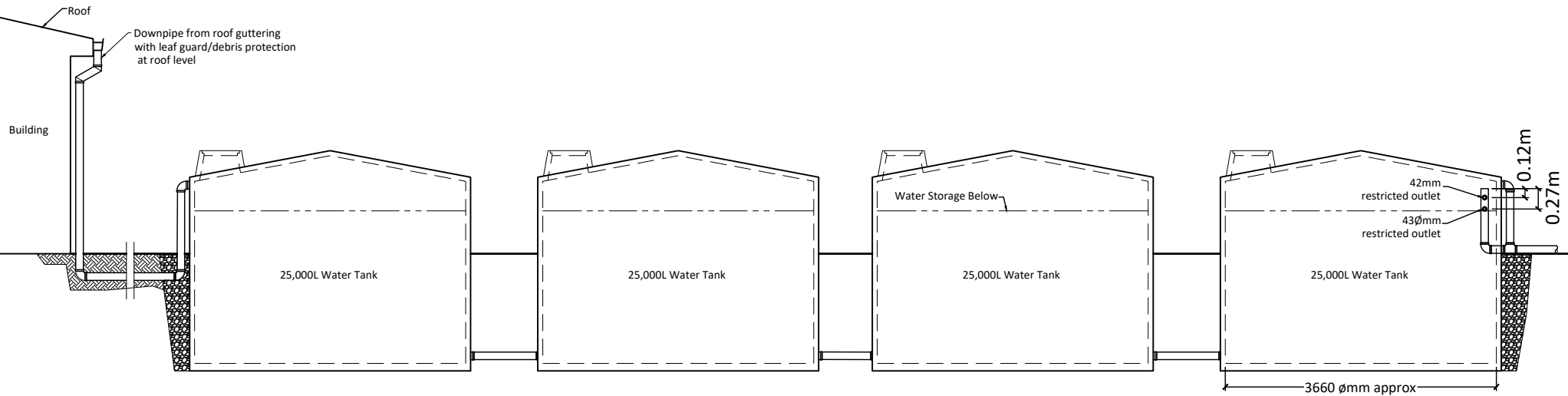
- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

INVESTIGATION TYPE

- Hand Auger
- Test Pit


Appendix C

Stormwater Attenuation Design and Details



NOTES:

- Tank installation and footing to manufacturers instructions.
- All tank penetrations and pipe connections to manufacturers instructions.
- Leaf guard/debris protection to manufacturers instructions.
- All services should be located on-site prior to commencement of works.
- All works to be constructed to WDC Environmental Engineering Standards.
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Title			
STORMWATER ATTENUATION			
Client			
Andrew & Wendy Porter			
Location			
34 Oneroa Road, Russell			
10/05/2024			
Date	Rev	Notes	
19067	A	Original Issue	
File	Scale	Rev	
19067	NTS	A	
Drawn by	Original	Sheet	
CH	A4	1	



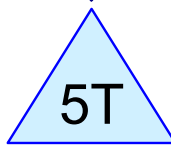
Predevelopment



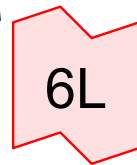
80% Flows



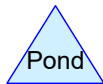
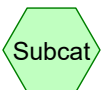
Post-Dev Roof



Water Tank



total post dev



Routing Diagram for 19067 Attenuation

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19067 Attenuation

Type IA 24-hr 1% AEP Rainfall=247 mm, Ia/S=0.06

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Page 1

Summary for Subcatchment 1S: Predevelopment

Runoff = 3.86 l/s @ 7.97 hrs, Volume= 55.0 m³, Depth> 190 mm

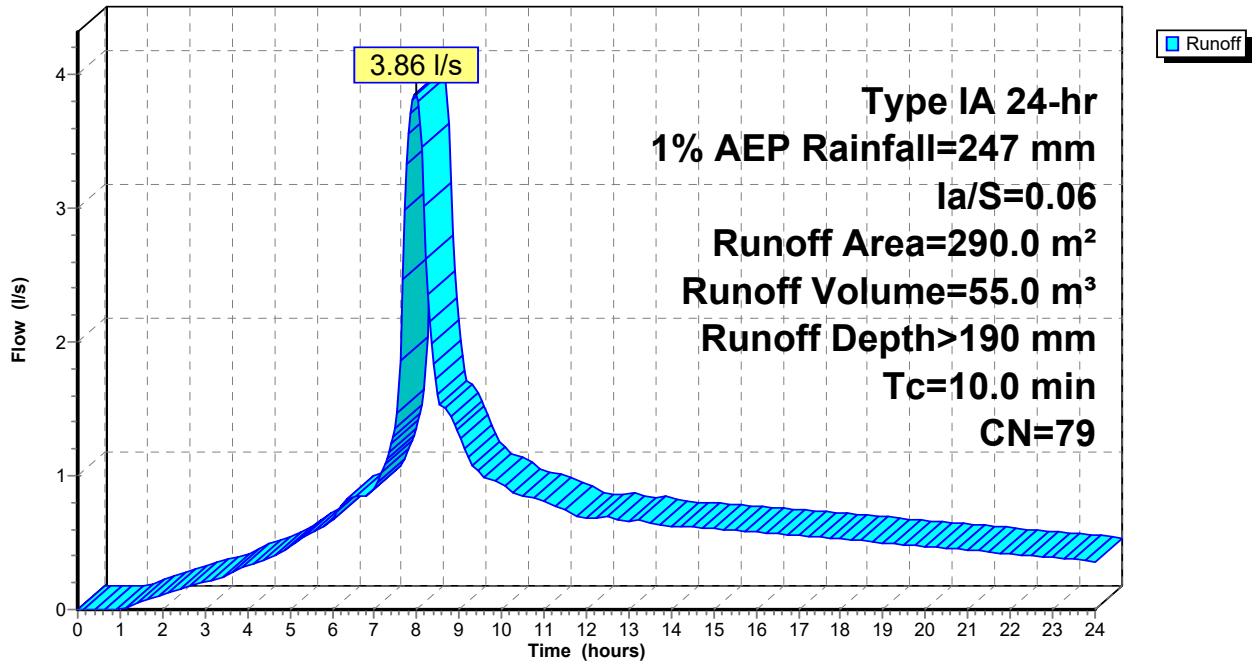
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP Rainfall=247 mm, Ia/S=0.06

Area (m ²)	CN	Description
290.0	79	50-75% Grass cover, Fair, HSG C
290.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 1S: Predevelopment

Hydrograph



19067 Attenuation

Type IA 24-hr 1% AEP Rainfall=247 mm, Ia/S=0.06

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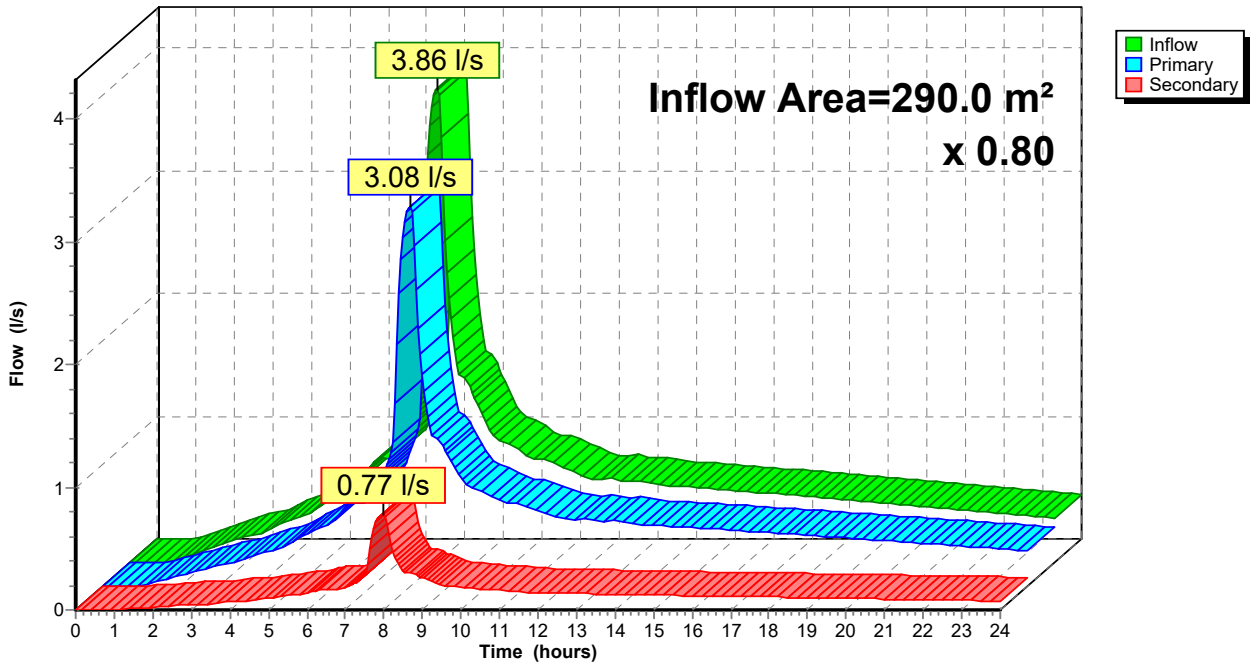
Summary for Link 4L: 80% Flows

Inflow Area = 290.0 m², 0.00% Impervious, Inflow Depth > 190 mm for 1% AEP event
Inflow = 3.86 l/s @ 7.97 hrs, Volume= 55.0 m³
Primary = 3.08 l/s @ 7.97 hrs, Volume= 44.0 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.77 l/s @ 7.97 hrs, Volume= 11.0 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: 80% Flows

Hydrograph



19067 Attenuation

Type IA 24-hr 20% AEP Rainfall=138 mm, Ia/S=0.06

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Page 3

Summary for Subcatchment 1S: Predevelopment

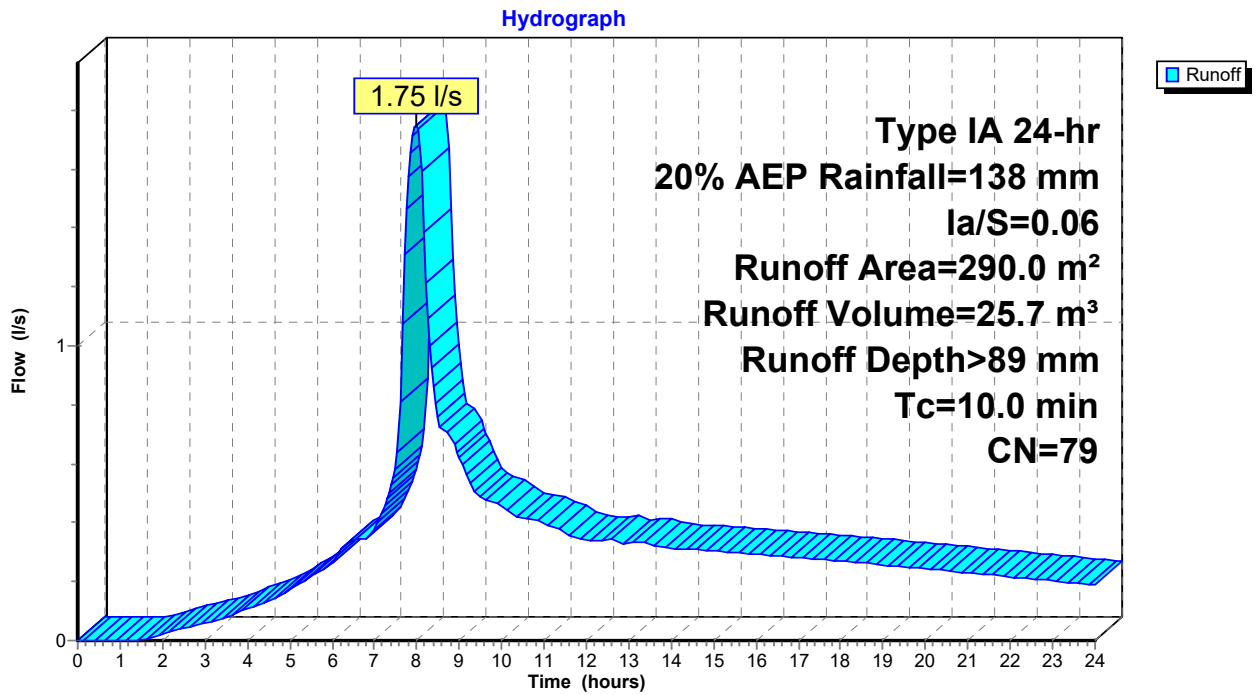
Runoff = 1.75 l/s @ 7.99 hrs, Volume= 25.7 m³, Depth> 89 mm

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP Rainfall=138 mm, Ia/S=0.06

Area (m ²)	CN	Description
290.0	79	50-75% Grass cover, Fair, HSG C
290.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 1S: Predevelopment



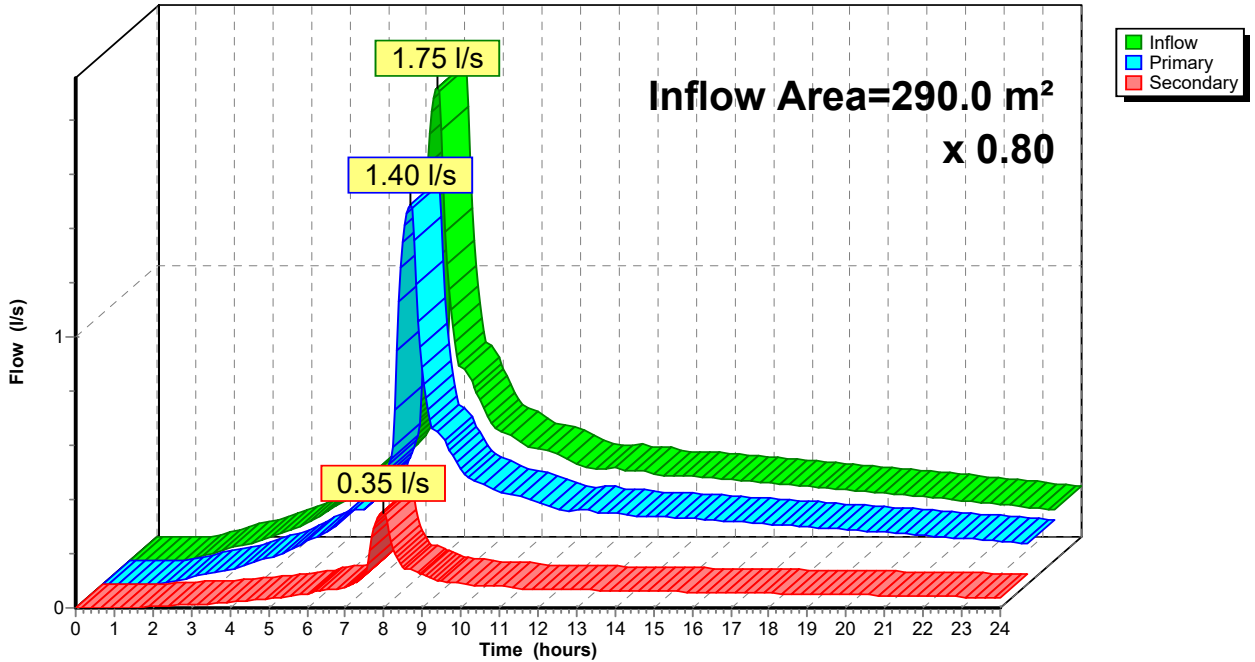
Summary for Link 4L: 80% Flows

Inflow Area = 290.0 m², 0.00% Impervious, Inflow Depth > 89 mm for 20% AEP event
Inflow = 1.75 l/s @ 7.99 hrs, Volume= 25.7 m³
Primary = 1.40 l/s @ 7.99 hrs, Volume= 20.6 m³, Atten= 20%, Lag= 0.0 min
Secondary = 0.35 l/s @ 7.99 hrs, Volume= 5.1 m³

Primary outflow = Inflow x 0.80, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L: 80% Flows

Hydrograph



19067 Attenuation

Type IA 24-hr 1% AEP+20% Rainfall=296 mm, Ia/S=0.06

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Page 1

Summary for Subcatchment 2S: Post-Dev Roof

Runoff = 5.66 l/s @ 7.94 hrs, Volume= 84.1 m³, Depth> 290 mm

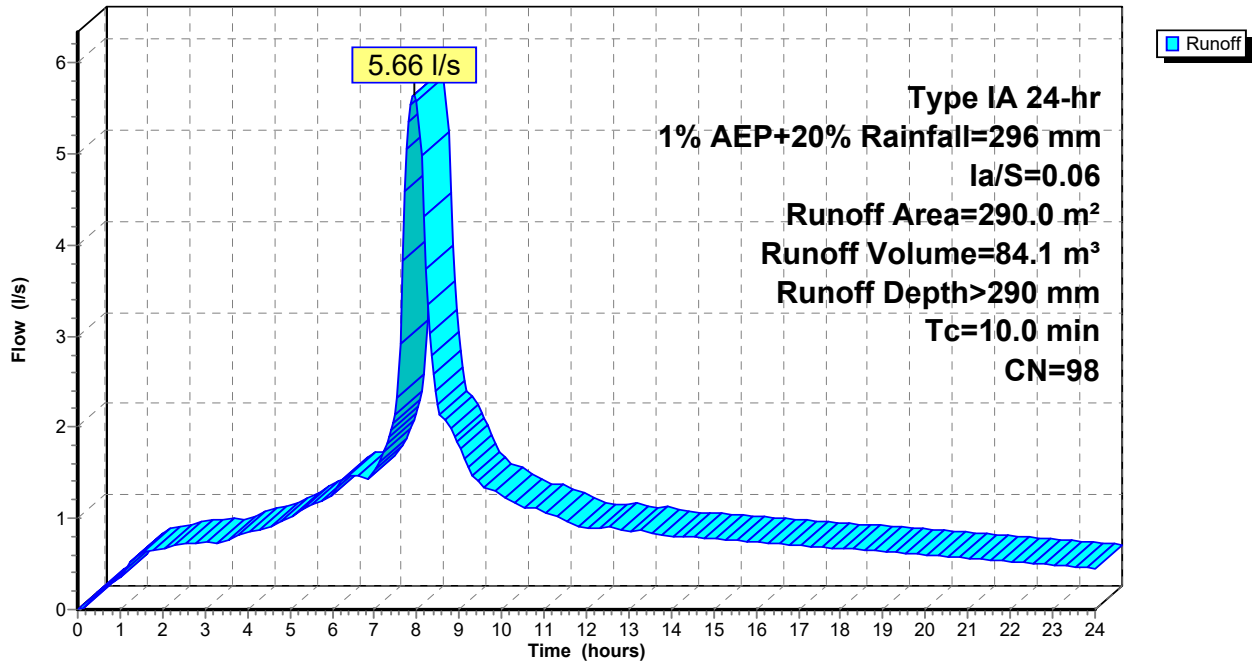
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1% AEP+20% Rainfall=296 mm, Ia/S=0.06

Area (m²)	CN	Description
* 290.0	98	House roof
290.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m³/s)	Description
10.0					Direct Entry,

Subcatchment 2S: Post-Dev Roof

Hydrograph



19067 Attenuation

Type IA 24-hr 1% AEP+20% Rainfall=296 mm, Ia/S=0.06

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Summary for Pond 5T: Water Tank

Inflow Area = 290.0 m², 100.00% Impervious, Inflow Depth > 290 mm for 1% AEP+20% event
 Inflow = 5.66 l/s @ 7.94 hrs, Volume= 84.1 m³
 Outflow = 3.07 l/s @ 8.30 hrs, Volume= 82.3 m³, Atten= 46%, Lag= 21.6 min
 Primary = 3.07 l/s @ 8.30 hrs, Volume= 82.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 0.270 m @ 8.30 hrs Surf.Area= 46.2 m² Storage= 12.5 m³

Plug-Flow detention time= 67.6 min calculated for 82.1 m³ (98% of inflow)
 Center-of-Mass det. time= 50.9 min (693.7 - 642.9)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	110.9 m ³	3.60 mD x 2.40 mH Vertical Cone/Cylinder x 4.54

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	43 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.152 m	42 mm Vert. Orifice/Grate C= 0.600

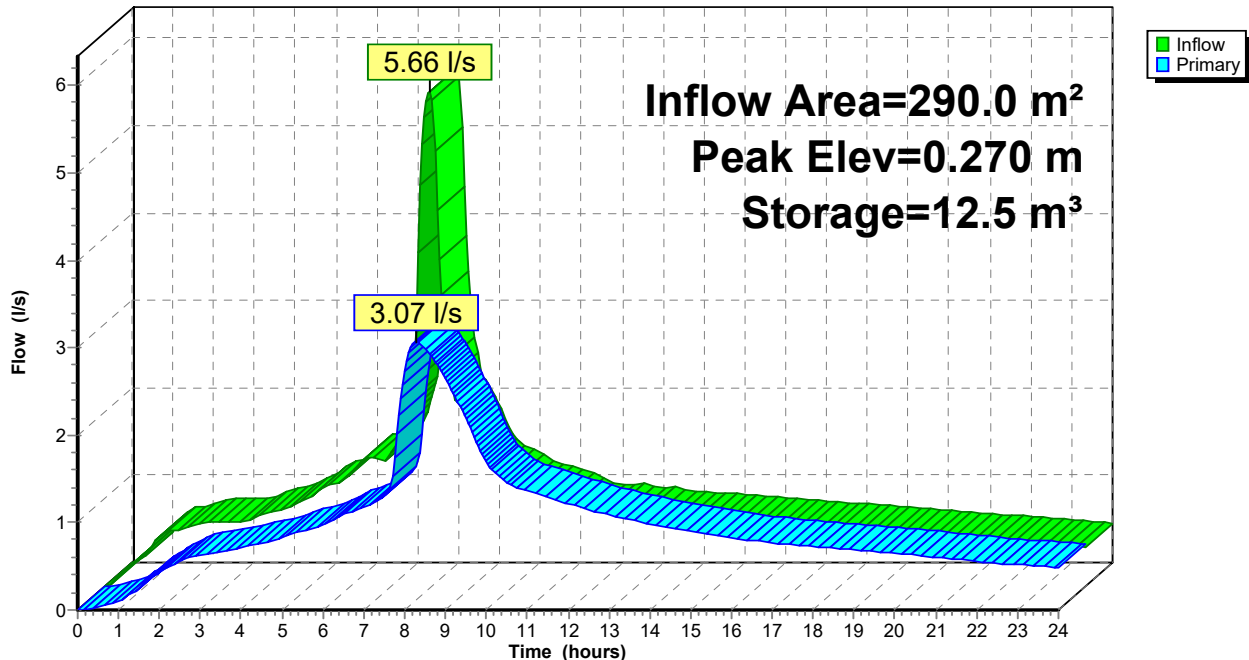
Primary OutFlow Max=3.07 l/s @ 8.30 hrs HW=0.270 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 1.92 l/s @ 1.32 m/s)

2=Orifice/Grate (Orifice Controls 1.15 l/s @ 0.83 m/s)

Pond 5T: Water Tank

Hydrograph



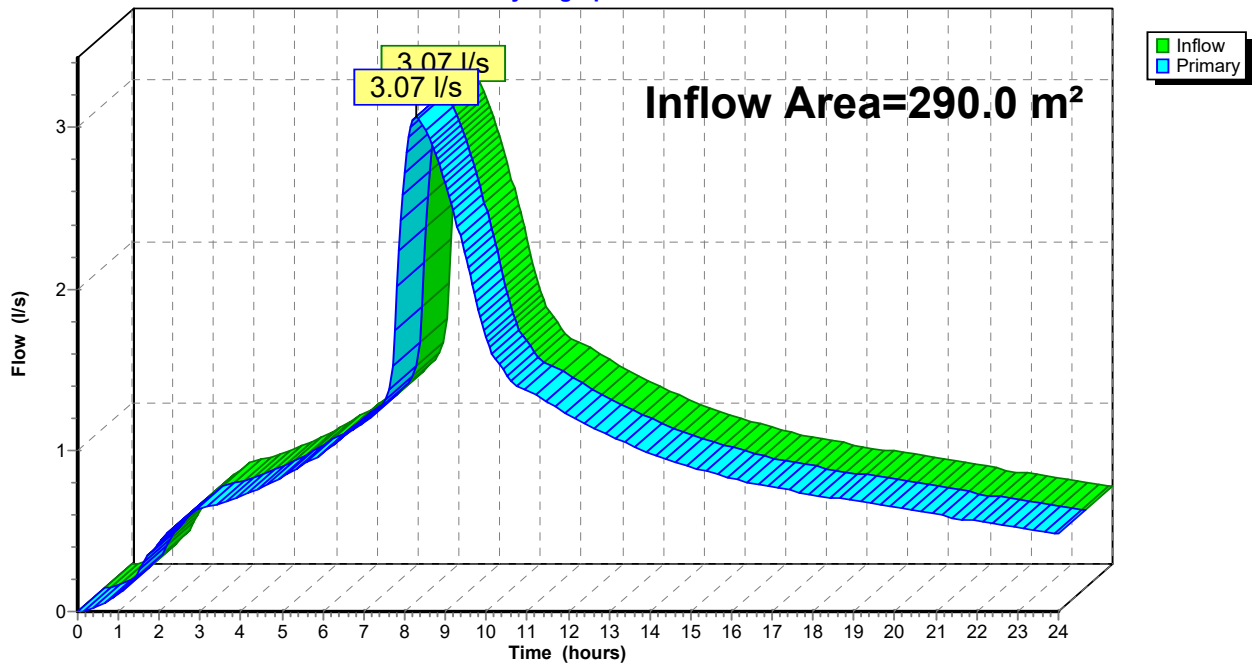
Summary for Link 6L: total post dev

Inflow Area = 290.0 m², 100.00% Impervious, Inflow Depth > 284 mm for 1% AEP+20% event
Inflow = 3.07 l/s @ 8.30 hrs, Volume= 82.3 m³
Primary = 3.07 l/s @ 8.30 hrs, Volume= 82.3 m³, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 6L: total post dev

Hydrograph



19067 Attenuation

Type IA 24-hr 20% AEP +20% Rainfall=166 mm, Ia/S=0.06

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Page 4

Summary for Subcatchment 2S: Post-Dev Roof

Runoff = 3.16 l/s @ 7.94 hrs, Volume= 46.5 m³, Depth> 160 mm

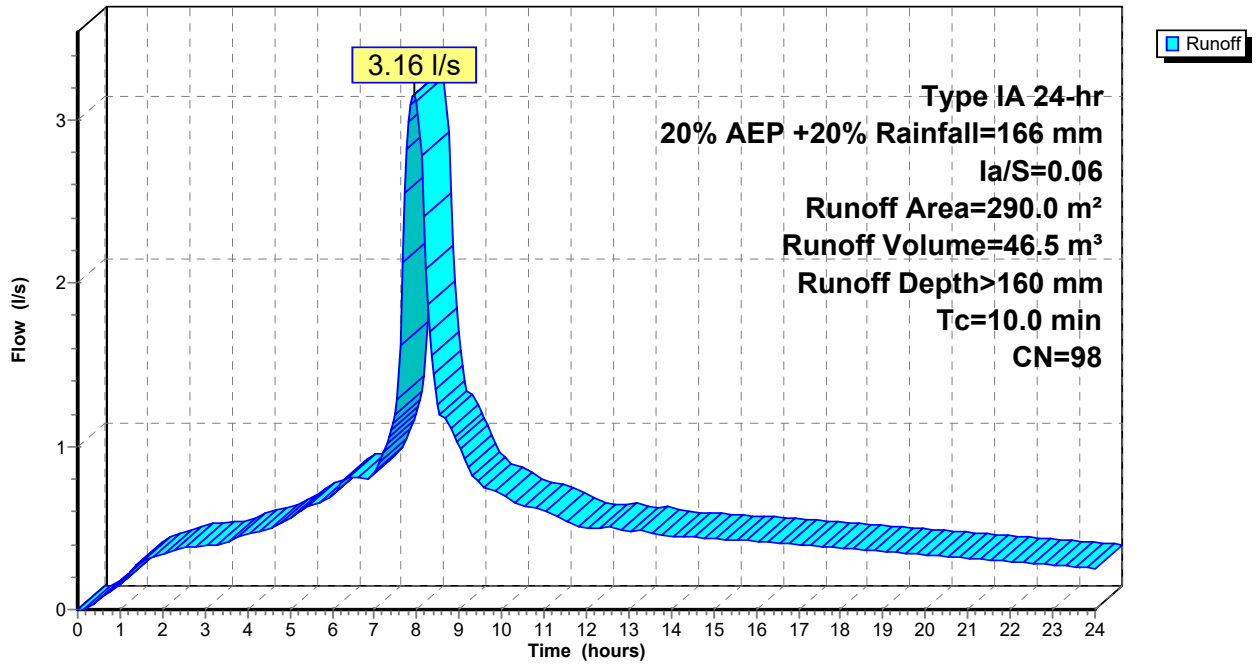
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 20% AEP +20% Rainfall=166 mm, Ia/S=0.06

Area (m ²)	CN	Description
* 290.0	98	House roof
290.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m ³ /s)	Description
10.0					Direct Entry,

Subcatchment 2S: Post-Dev Roof

Hydrograph



19067 Attenuation

Type IA 24-hr 20% AEP +20% Rainfall=166 mm, Ia/S=0.06

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Printed 7/05/2024

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Page 5

Summary for Pond 5T: Water Tank

Inflow Area = 290.0 m², 100.00% Impervious, Inflow Depth > 160 mm for 20% AEP +20% event
 Inflow = 3.16 l/s @ 7.94 hrs, Volume= 46.5 m³
 Outflow = 1.39 l/s @ 8.43 hrs, Volume= 45.3 m³, Atten= 56%, Lag= 29.3 min
 Primary = 1.39 l/s @ 8.43 hrs, Volume= 45.3 m³

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 0.152 m @ 8.43 hrs Surf.Area= 46.2 m² Storage= 7.0 m³

Plug-Flow detention time= 67.3 min calculated for 45.2 m³ (97% of inflow)
 Center-of-Mass det. time= 47.5 min (696.8 - 649.3)

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	110.9 m ³	3.60 mD x 2.40 mH Vertical Cone/Cylinder x 4.54

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	43 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.152 m	42 mm Vert. Orifice/Grate C= 0.600

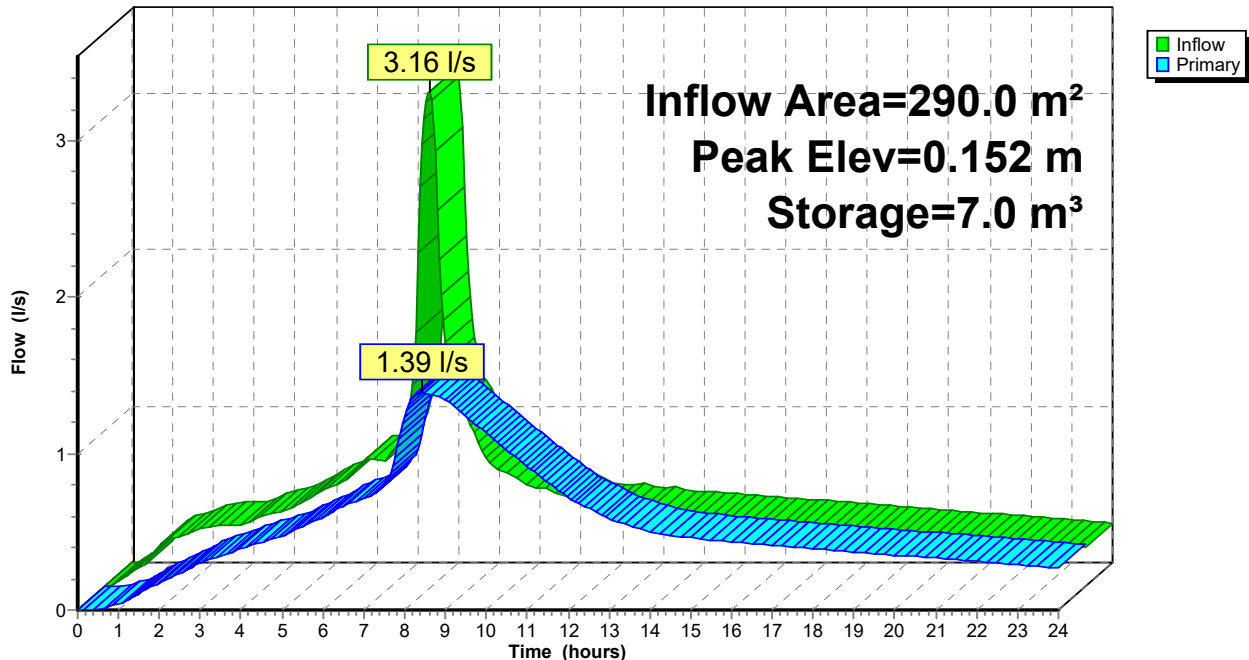
Primary OutFlow Max=1.39 l/s @ 8.43 hrs HW=0.152 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 1.39 l/s @ 0.96 m/s)

2=Orifice/Grate (Controls 0.00 l/s)

Pond 5T: Water Tank

Hydrograph

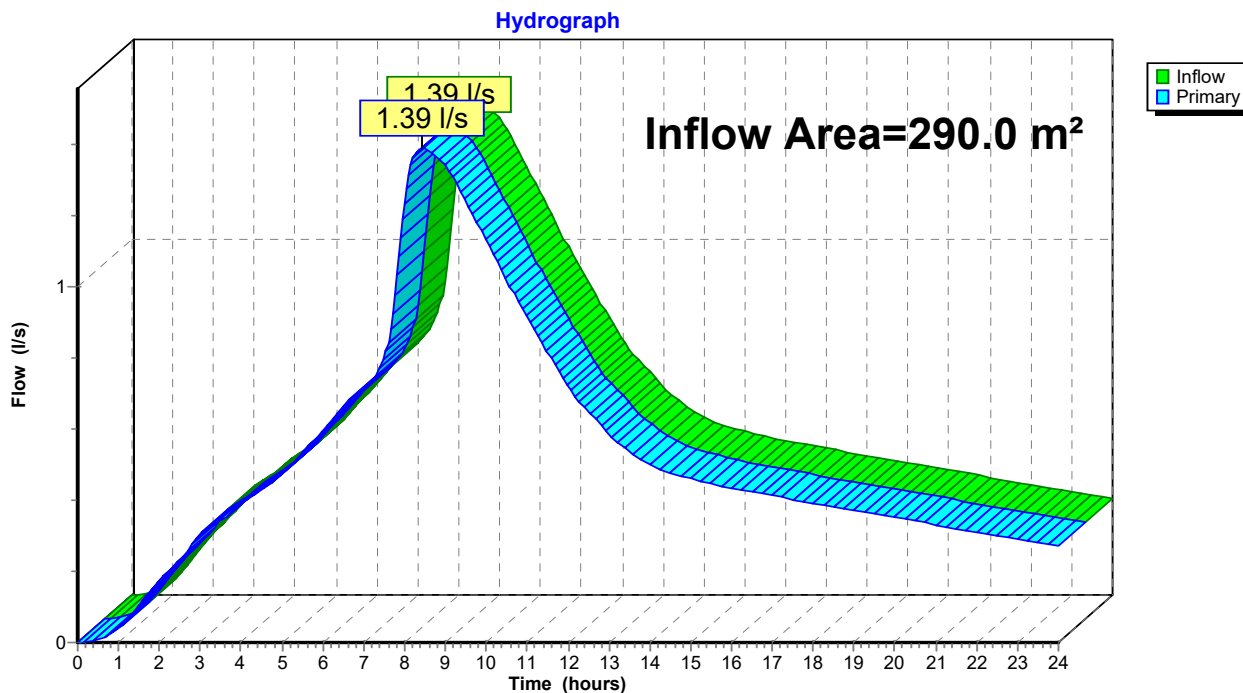


Summary for Link 6L: total post dev

Inflow Area = 290.0 m², 100.00% Impervious, Inflow Depth > 156 mm for 20% AEP +20% event
Inflow = 1.39 l/s @ 8.43 hrs, Volume= 45.3 m³
Primary = 1.39 l/s @ 8.43 hrs, Volume= 45.3 m³, Atten= 0%, Lag= 0.0 min

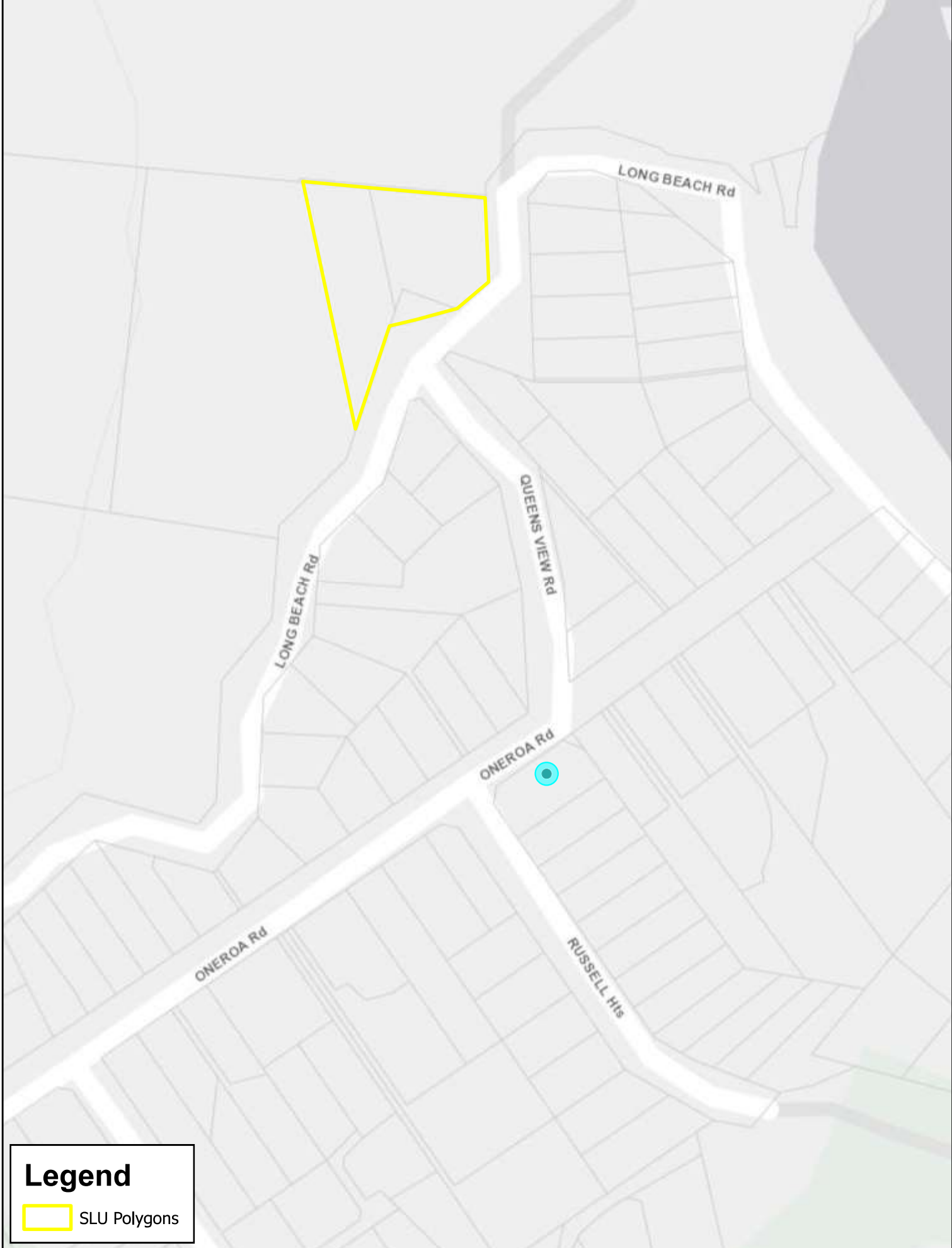
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 6L: total post dev




APPENDIX 5

NRC SELECTED LAND USE MAP



Legend

 SLU Polygons

APPENDIX 6

WRITTEN APPROVAL



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	A & W Porter
Address of proposed activity:	34 Oneroa Road, Russell
Legal description:	Lot 1 DP 90608
Description of the proposal (including why you need resource consent):	<p>Proposed new dwelling with bulk and location infringements</p> <ol style="list-style-type: none"> 1. Sunlight - infringement on southern and northern boundaries 2. Over 40% impermeable surface coverage (approx 48%) 3. Exceed 200m³ of earthworks (approx 480m³)
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. <u>Mandeno Design Preliminary Plans (Ref 2223)</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

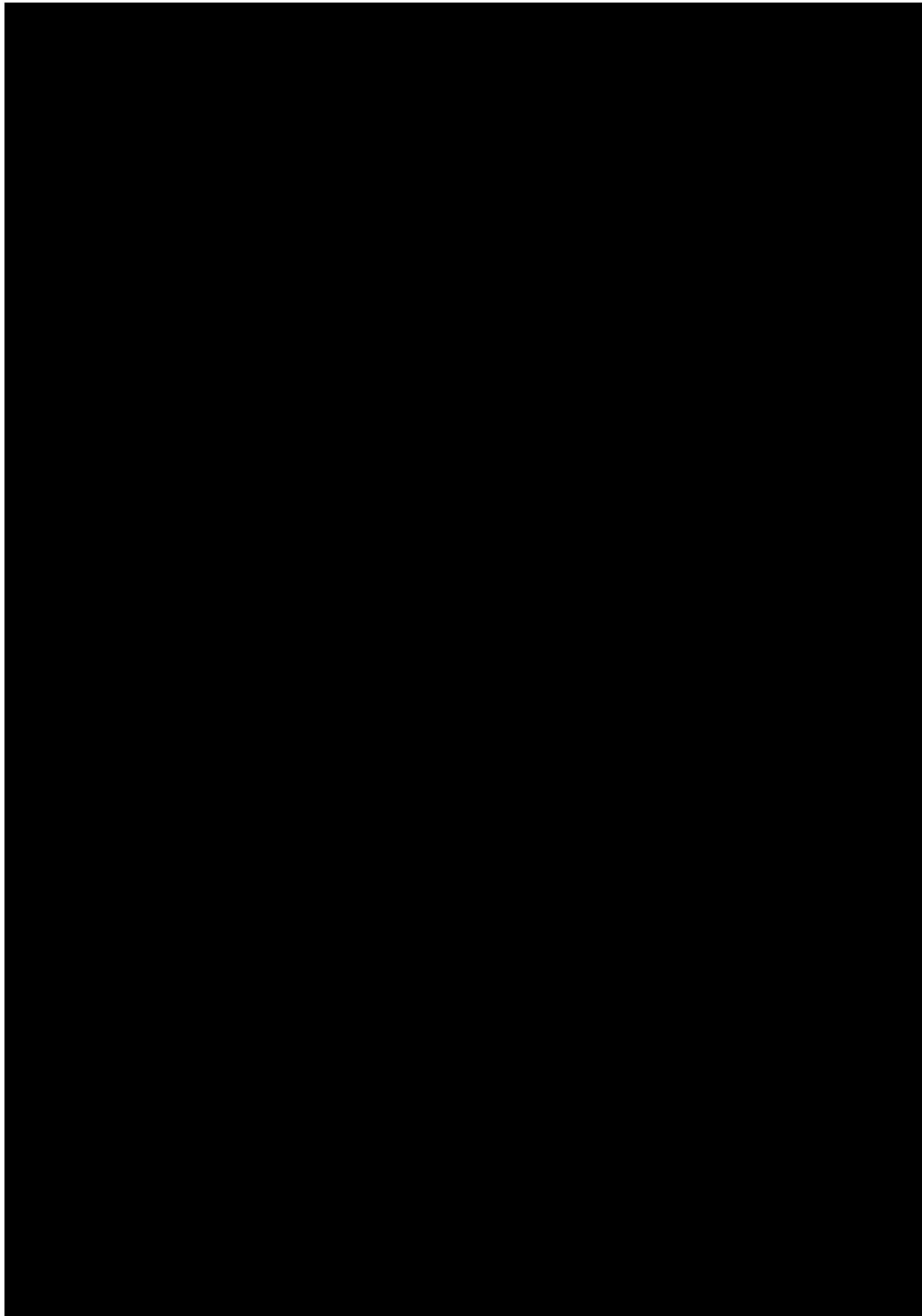
1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

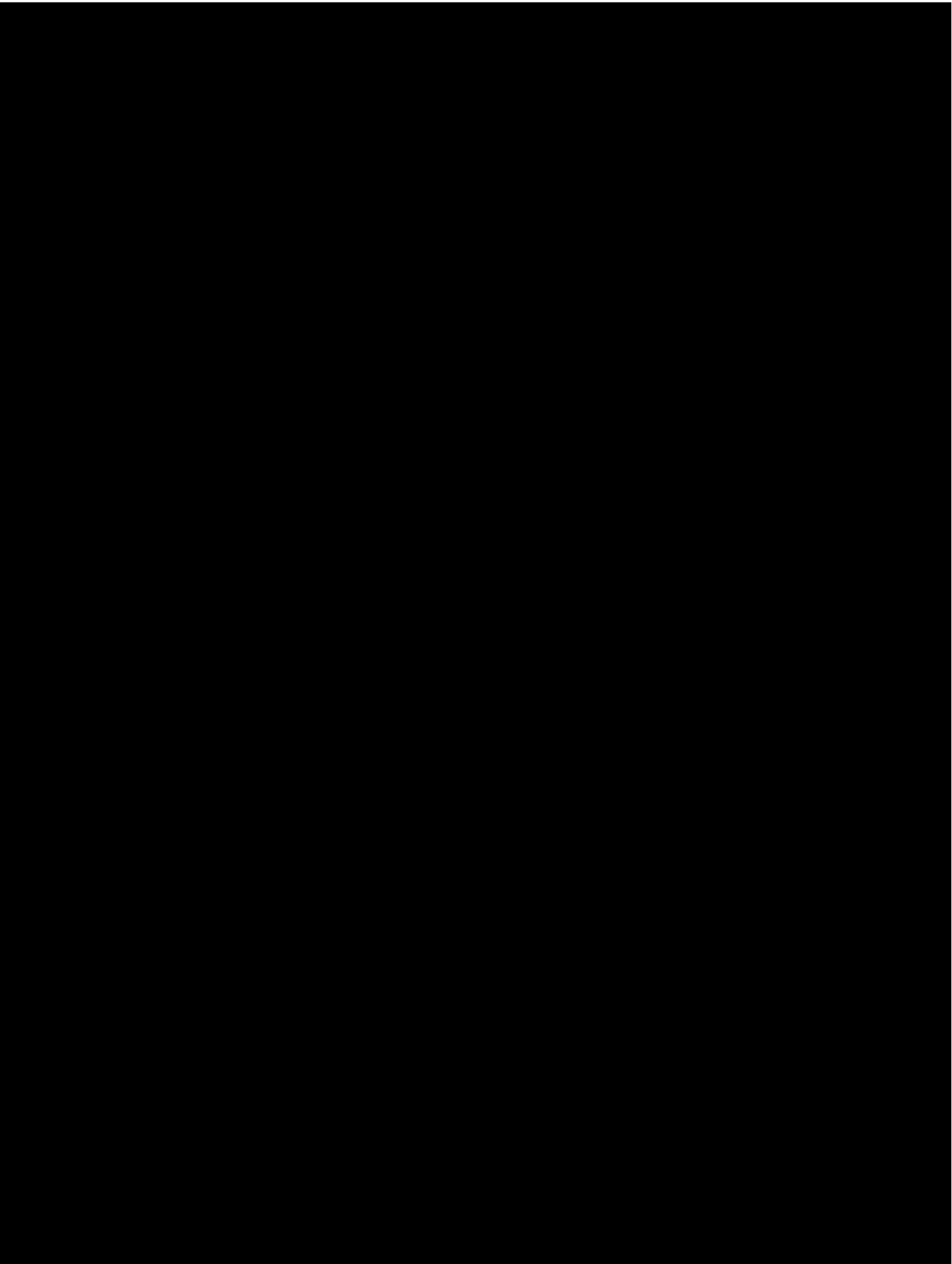
PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Eileen Kopec		
Address of affected property including legal description	1 Russell Heights Road		
Contact Phone Number/s and email address	[REDACTED]		
I am/we are the <u>OWNER(S)</u> / OCCUPIER(S) of the property (circle which is applicable)			
<i>Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.</i>			
1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.			
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).			
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.			
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.			
Signature	[REDACTED]	Date	2-4-2024
Signature	[REDACTED]	Date	[REDACTED]
Signature	[REDACTED]	Date	[REDACTED]
Signature	[REDACTED]	Date	[REDACTED]







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