



MEMO

To:	Processing Planner	Department:	Environmental Management
From:	Ross Green for Haigh Workman	Department:	Environmental Management
Date:	12/08/20		
Subject:	ENGINEERING CONDITIONS & COMMENTS RC2200038 - Proposed Subdivision - 1296 Wekaweka Road		

Site Visit Observation / Notes

The application relates to the subdivision of a rural property at 1296 Wekaweka Road into two lifestyle lots and a large balance area. The subdivision is to be staged, with Stage 1 being Lot 1 and the balance area, while Stage 2 creates Lot 3 and the balance area.

The site was visited on 29 July with the Planner

Access

The property has frontage to Wekaweka Road which is formed to a metal standard. There is an existing crossing to the garage on Lot 1. Although this crossing does not entirely meet the Council's current crossing standards, it is considered that it can remain as is without any detrimental effects on the road. Lots 2 & 3 will require new crossings to Wekaweka Road and it is considered that a double width crossing at the boundary between Lots 2 and 3 to serve both lots should be created. At the boundary point the sight distances in either direction are satisfactory.

As the Lot 3 building site is across the Waimamauku Stream, the application indicates that a low level bridge or ford will need to be constructed to gain access to the site. A consent notice condition is proposed to inform future lot owners of the issues with access to the building site.

Site Suitability

The possibility of flooding from the Waimamauku Stream affecting the building sites on Lots 2 and 3 is the issue that needs to be considered. If the building site nominated on Lot 2 close to the road is used then there will be no flooding issues. The Lot 3 site is on the other side of the Stream and a building site could be chosen on Lot 2 over the river. The lots are all subject to Flood Susceptible Land on NRC maps but that appears to be a blanket ruling because of the proximity of the Waimamauku Stream. There appears to be no data available in regard to

flooding in the area, however a site inspection showed the Stream to be broad and shallow with a rock boulder base. No obvious signs of flood waters overtopping the banks was seen. It is considered that a building site could be located on Lot 3 clear of any potential flooding. This matter may need to be considered further at the time of a building consent for a dwelling on Lot 3, but for subdivision purposes it is considered that a suitable building site meeting the Council's requirements is available on the lot.

Wastewater

In regard to the existing system on Lot 1, no details were given in the application due to the lack of data available. It is considered prudent that the condition and location of the existing system be determined and a condition requiring this is proposed. There are considered to be no issues with wastewater disposal on the new lots, except for the required separation from the Stream and this issue can be dealt with at the building consent stage.

Stormwater Disposal

There are no issues with stormwater disposal. All lots are relatively large and stormwater from impermeable areas created can flow overland and be dispersed before reaching the Stream

Water Supply

For Lots 2 and 3 the standard condition regarding water supply for fire fighting is proposed.

Proposed Engineering Conditions

Stage 1 - Lots 1 and 2

Prior to the 223

Provide a report and plan from a Council approved TP58 writer or Chartered Professional Engineer that confirms that the effluent disposal field and reserve disposal area are fully contained within the boundaries of Lot 1 and the existing system is in good working order.

Stage 2 - Lots 2 and 3

The Consent Holder shall ensure that the following works are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 to the approval of the Council's Development Engineering Officer :-

Provide a formed double width entrance crossing to Lots 2 and 3, to a metal standard, which complies with the Councils Engineering Standard FNDC/S/6, 6B/C/D, and section 3.3.7.1 of the

Engineering standards and NZS4404:2004. The crossing to be located at the Lot 2 / Lot 3 boundary.

Conditions to be recorded by way of a consent notice.

Lots 2 & 3

In conjunction with the construction of any dwelling on the lot, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and is to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Lot 3

The owner of the lot is advised that the building area for this lot is located across the Waimamauku Stream and to obtain vehicle access to the site will require a crossing of the Stream. Prior to constructing the crossing a consent is likely to be required from the Northland Regional Council and possibly from the Far North District Council. Depending on the type of structure chosen a Building Consent from FNDC may also be required.