



MEMO

To:	Processing Planner	Department:	Environmental Management
From:	Ross Green for Haigh Workman	Department:	Environmental Management
Date:	7/12/20		
Subject:	ENGINEERING CONDITIONS & COMMENTS RC2300163 - Proposed Subdivision - 184 Koutu Loop Road		

Description of the Proposal

The proposal is to subdivide a rural property into three lots. Proposed Lots 1 and 2 will have areas of 7800m² and 6600m² respectively. The third property will be a combination of Lots 3 and 4, which are on opposite sides of the road. Lots 3 and 4 are already held in one title. It is also proposed to vest a small area of land over which the formation of Koutu Loop Road runs. There is also the potential to create a right of way shown as A on the scheme plan, if found necessary as a result of the final survey. It is possible that the access to Lot 2 may infringe on Lot 3 DP 173077, hence the possible right of way.

Part two of the subdivision relates to the transfer of Lot 4 to the owner of PT Whiranaki 3B12.

Site Suitability

Overall the property consists of rolling to steep pastureland, with scattered mature trees and also watercourses.

A level building site has been formed on Lot 1 from cutting and filling. Any dwelling erected on this lot will require specific design foundations because of the earthworks and the presence of expansive soils in the area. Lot 2 is currently vacant and at the time of a site inspection, was shown to be sloping ground with a hummocky appearance and a geotechnical report was requested. The report confirms that it is possible to build on Lot 2 subject to the specific design of foundations due to the Northland Allocthon and the expansive soils encountered. A consent notice condition in that regard is proposed. Lot 3 contains an existing house and sheds.

Access

Lot 1 has an existing crossing in a position having adequate sight distances, but will need to be brought up to Council Standards. Lot 2 also has an existing crossing but this will also need to be upgraded. The crossing to Lot 3 is at a very shallow angle to the road, which is not desirable as it encourages drivers when exiting not to look to the right to see what is coming. However, in this case it is not practical to bring the access out at a right angle to the road, because doing so would steepen the drive at the road. It is considered, as no additional traffic is being added to the crossing, that it can remain as is. No requirement to form right of way A to Council Standards, if required, is made as it can be considered integral with the crossing upgrade.

Wastewater

The application includes a site suitability report for wastewater disposal from Kerikeri Drainage Ltd. The report confirms that secondary treatment is required because of the contour of the land and the poor soakage. The report also confirms that the treatment system for the existing house on Lot 3 is working satisfactorily

Stormwater

It is considered that stormwater from new impermeable areas on the lots can be disposed of on site without any adverse downstream effects and therefore no detention or similar measures are required. The position of any stormwater discharge will need to be carefully chosen given the steep land, however, this is a matter that can be dealt with at the building consent stage.

Water Supply

Roof collection and storage for potable and fire fighting purposes will be required. The standard condition regarding water for firefighting is proposed.

Proposed Engineering Conditions

Prior to the 224c

The Consent Holder shall ensure that the following works are constructed in accordance with the Council's Engineering Standards and Guidelines 2004 and the approved plans (if any) to the final inspection by the Council's Development Engineering Officer :-

Construct/upgrade to a formed and metalled standard, the entrance to Lots 1 and 2 which complies with the Council's Engineering Standard FNDC/S/6, 6B and section 3.3.7.1 of the Engineering Standards and NZS4404:2004.

Provide evidence that a Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) obtained prior to vehicle crossings being constructed or upgraded.

Conditions to be recorded by way of a consent notice on Lot 1

Any application for a Building Consent for a building on the lot shall be accompanied by a report from a chartered professional engineer familiar with the 'Geotechnical Investigation Report' from LDE, Project Ref: 18655 - 5 and dated 3/12/2020, on the specific design of foundations and earthworks.

Conditions to be recorded by way of a consent notice on Lot 2

Any building erected on the lot shall have foundations specifically designed by a suitably qualified chartered professional engineer. The details of design shall be submitted in conjunction with the Building Consent application.

Conditions to be recorded by way of a consent notice on Lots 1 and 2

In conjunction with the construction of any dwelling, 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.

In conjunction with the construction of any building on the lot, which includes a wastewater treatment & effluent disposal system, the lot owner shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall be prepared in general accordance with the recommendations of the 'Site Suitability Report for Wastewater' from Kerikeri Drainage Ltd, dated 17/09/20 and shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.