



TECHNICAL MEMORANDUM

11 January 2023

ENGINEERS MEMORANDUM FOR RESOURCE CONSENT, 9 MARINER STREET, RAWENE

Far North District Council

Geologix Ref. C0156

FNDC Reference: 2230062-RMASUB

Site Visit Observation/ Notes

No specific site visit undertaken at this stage.

Technical Review

The principal focus of our engineering review includes the following documents:

- Reyburn and Bryant Subdivision Consent Application, Reference 17058, dated July 2022 (Planning Report and Assessment of Environmental Effects).
- Reyburn and Bryant Scheme Plan Reference S17058, dated April 2022.

As a general overview, the application has not been provided with a specific engineering assessment in relation to the proposed application. The planning report provides the details of the engineering concept in addition to some engineering elements. The following headers identify the various engineering aspects and whether the application assesses and provides suitable mitigation against any adverse effects.

Natural Hazards and Geotechnical

Existing structures are present on site and no alterations or additions are proposed with the application. There is an unsupported bank to the eastern half of proposed lot 1, approximately 3 m in height. As there are no amendments proposed to the existing structures, it is recommended that a consent condition is included that specifies a geotechnical assessment for any future additions/ amendments at the site. Wording in this regard is included below.

It is also prudent to note that the roof eaves of the existing structure within proposed lot 2 are within the required 3 m setback from the boundary with lot 1. It is understood that relocation of the existing structure is not desirable or easily feasible with the presence of the steep bank to the east of the dwelling. Relocation of the dwelling to provide adequate setback is possible as lot 2 includes adequate room but this would involve significant works and possibly retaining or re-grading of the steep bank and as such, council should satisfy themselves that relocation is not required to achieve boundary setback.



Natural Hazards



Environmental



Geotechnical



3 Waters



Land Development & Subdivision

Wastewater

The application states that an existing reticulated network connection is provided on site to each lot. However, the scheme plan does not provide details and any associated easements in this regard.

It is understood that the Council IAM team have identified similar and we confirm the proposed condition by the IAM team, refer to conditions below.

Stormwater

Similarly, the application states that an existing reticulated network connection is provided on site to each lot. However, the scheme plan does not provide details and any associated easements in this regard.

The FNDC GIS system indicates stormwater assets away from the site to the west and downpipes currently discharge to ground but with what appears to be a connection in the ground. We recommend a similar condition to the wastewater condition as outlined below.

Similarly, a specific stormwater management report was not provided with the application. However, each lot within the subdivision complies with the Permitted Activity standard for the coastal residential zone and specific attenuation is not considered necessary. The discharge of stormwater overflows to an existing network will be critical, otherwise the applicant will need to provide design of an on-lot discharge device.

Earthworks

It is understood no earthworks are proposed to complete the subdivision and as such specific requirements have not been considered further.

Access

Vehicle crossings are existing to the site within two, separate concrete crossing points. We do however note that while internally to the site the concrete accessway meets a suitable standard, the vehicle crossing is not to current FNDC engineering standards because:

- The integration with the Mariner Street carriageway is of various materials including concrete and recently placed seal.
- A small culvert is present underneath the driveway, most likely of plastic construction.

In this regard we recommend a condition as outlined below.

Contaminated Land

The site is understood from aerial images to have been established as a residential development since pre 2000. Activities which may define the site as a piece of land in terms of the NES:CS are not considered to have taken place. Nor is the site registered on the NRC selected land use register. However, buildings constructed in this era may include Asbestos Containing Materials and lead based paints.

The application is not considered to be subject to assessment under the NES:CS 2011.

Conditions to be Applied

Condition 1:

At the time of lodging an application for future building consent on any of the lots the building applicant is to provide a report from a Chartered Professional engineer with recognised competence in relevant

geotechnical matters, which provides recommendations in regard to site stability, foundations and earthworks.

Condition 2:

Wastewater – Provide evidence that a separate 100mm sewerage connection has been provided to the boundary of proposed new Lots 1 and 2, in compliance with Council’s Engineering Standards and Guidelines.

Condition 3:

Stormwater – Provide evidence that a separate 100 mm stormwater connection has been provided to the boundary of proposed new Lots 1 and 2, in compliance with Council’s Engineering Standards and Guidelines.

Condition 4:

Water – Provide evidence that each lot has a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines.

Condition 5:

Provide an updated scheme plan indicating associated easements required to accommodate the stormwater, wastewater and water supply pipelines.

Condition 6:

Upgrade the existing vehicle crossings to each lot to provide an entrance which complies with the Councils Engineering Standard FNDC/S/6 and 6B, and section 3.3.7.1 of the Engineering Standard and NZS4404:2004. The crossing may be formed to either two single width or a single double width standard.

Limitations

This report has been prepared for Far North District Council as our Client. It may be relied upon by our Client and their appointed Consultants for the purpose of Resource Consent application review. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties’ sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

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