



MEMO

To:	Processing Planner	Department:	Environmental Management
From:	Ross Green for Haigh Workman	Department:	Environmental Management
Date:	5/11/20		
Subject:	ENGINEERING CONDITIONS & COMMENTS RC2300249 - Proposed Subdivision - Hobbs Road, Kaeo		

Description of the Proposal

The proposal relates to a rural subdivision which is to be carried out in two stages. Stage 1 creates five lots from an existing lot, resulting in four additional lots being created. The lots are :-

Lot 1 of 7.35ha

Lot 2 of 6.39ha

Lot 3 of 41.20ha being the balance area

Lot 4 of 2.875ha

Lot 5 of 2.25ha

Stage 2 is to undertake a boundary adjustment between Lot 4 of stage1 and Lot 2 DP 338904 by way of subdivision of Lot 2 DP 338904 to create Lots 6 and 7, and amalgamation of Lot 6 with Lot 4 Stage 1.

The subject site is zoned Rural Production.

Access

The sites have legal frontage to Hobbs Road, which is formed to a metal standard. In the case of Lot 3 DP 167100, access is via an existing easement over Lot 2 DP 338904. Vehicle access is formed to the boundary of Lots 1, 4 and 5, but will need to be formed to the boundary of Lots 2 and 3. The formation standard of private access is proposed to be in accordance with Appendix 3B-1 of the District Plan. The proposed carriageway widths according to that document are :-

- Existing easement over Lot 2 DP 338904 & Proposed Easement A: Five users = 5m carriageway width;
- Proposed Easements B, C and D: Three users = 3m carriageway width plus passing bays;
- Proposed Easement E: Two users = 3m wide carriageway width.
- Proposed Easement G and H: Two users = 3m wide carriageway width.

The entrance crossing from Hobbs Road to the right of way will need to be upgraded to provide a double width. Vehicle crossings to the proposed building sites from the right of way can be formed at the time that the lots are developed for residential use.

Site Suitability for Subdivision

The property generally consists of rolling to steep farmland with patches of bush. From a site visit, Lot 1 contains some of the steeper land on the property, however there is an area of more moderately sloping land near the southern boundary that would meet District Plan requirements. However, given the steep slopes on the property the standard consent notice condition requiring the specific design of foundations and earthworks is proposed. Lot 2 is very large but an area towards the north eastern corner looks suitable for establishing a building site. Lot 3 is the large balance area and won't be commented on further. Lot 4 is to be amalgamated with Lot 6 under Stage 2 which contains an existing dwelling. Lot 5 appears satisfactory for building. Lot 6 contains an existing dwelling. The standard consent notice condition relating to the specific design of foundations should be extended to all lots except 3 and 6.

Water Supply

No reticulated water supply is available, and rainwater from roof surfaces will need to be stored for potable use. The standard consent notice condition relating to storage for firefighting purposes is proposed.

Stormwater Disposal

With the smallest lot being 2.25ha area, there is plenty of area within the lots to dispose of stormwater from impermeable surfaces without there being any impact beyond the lot boundaries. Stormwater disposal issues can be addressed at the time of Building Consent.

Wastewater Disposal

An 'as built' plan of the onsite wastewater system on Lot 6 has been provided with the application and confirms that the system is located within the boundaries of that lot. The vacant lots are of a size that can support onsite treatment and disposal of wastewater. The design of such systems can be left to the Building Consent stage when building occupancy is known.

Proposed Engineering Conditions

Prior to the 224c

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 :-

Upgrade the existing crossing to right of way A to a double width crossing, to a metalled standard, which complies with the Councils Engineering Standard FNDC/S/6, 6B and section 3.3.7.1 of the Engineering Standards and NZS4404:2004.

Upgrade ROW easement A to have a 5m finished metalled carriageway width . The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff. All culvert discharges and watertable cutouts are to flow over dispersal devices to ensure no scouring.

Upgrade ROW easement B,C & D to a 3m finished metalled carriageway width with passing bays provided to comply with Rule 15.1.6.1.2 of the Far North District Plan. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff. All culvert discharges and watertable cutouts are to flow over dispersal devices to ensure no scouring.

Provide a formed and metalled access on ROW easements E & H to a 3m finished metalled carriageway width. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff. All culvert discharges and watertable cutouts are to flow over dispersal devices to ensure no scouring.

Conditions to be recorded by way of a consent notice on lots 1, 2, 4, 5 (Note: Lot 4 is included in case Stage 2 of the subdivision does not proceed).

Any building erected on the lot shall have foundations, earthworks and retaining specifically designed by a suitably qualified Chartered Professional Engineer. The details of design shall be submitted in conjunction with the Building Consent application.

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.