



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: _____

Electronic Address for Service (E-mail): _____

Phone Numbers: _____ Home: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act)

Post Code: _____

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

Name/s: Steven Sanson - Sanson & Associates Limited

Electronic Address for Service (E-mail): steve@sansons.co.nz

Phone Numbers: Work: 0211606035 Home: _____

Postal Address: Po Box 318, Paihia, 0247

(or alternative method of service under section 352 of the Act)

Post Code: _____

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: Debra Rewiri

Property Address/
Location: 9 & 11 Pomare Road, Russell 0202

7. Application Site Details:

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

Site Address/
Location: 9 & 11 Pomare Road, Russell 0202

Legal Description: Lot 29-30 DP 40004 Val Number: _____

Certificate of Title: NA31A/1105
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.

New dwelling in the Russell Township Zone that breaches sunlight and carparking standards

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) _____

Email: _____

Postal Address: _____

_____ Post Code: _____

Phone Numbers: Work: _____ Home: _____ 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: _____ (please print)

Signature: _____ (signature of bill payer – mandatory)

18.12.2023

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: _____

(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

1.0 APPLICANT & PROPERTY DETAILS

Applicant	Debra Rewiri
Address for Service	Sanson & Associates Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@sansons.co.nz 021-160-6035
Legal Description	Lot 29-30 DP 40004
Record Of Title	NA31A/1105
Physical Address	9 & 11 Pomare Road, Russell 0202
Site Area	1,620m ²
Owner of the Site	Debra Rewiri
District Plan Zone	Russel Township Zone [ODP] ; Kororareka Russell Township Zone [PDP]
District Plan Features	Nil
Archaeology	Nil
Kiwi	High Density
NRC Overlays	Coastal Environment
Soils	town
Protected Natural Area	Nil on site
HAIL	Nil according to NRC SLU
Wetlands	Nil on site

Schedule 1

2.0 SUMMARY OF PROPOSAL

Proposal	The proposal is for an existing tiny home that is currently not consented on Lot 21 in Russel Township. The Tiny House breaches the a number of rules being the second dwelling on site and its location.
Reason for Application	<p>The proposal breaches:</p> <ul style="list-style-type: none"> • 10.9.5.1.6 Sunlight; • 15.1.6B.1.1 On Site Car Parking Spaces. <p>Overall, the application is considered to be a <u>Restricted Discretionary Activity</u>.</p>
Appendices	<p>Appendix 1 – Record of Title & Instruments Appendix 2 – Site Plan & Elevations [Relocate It] Appendix 3 – Form 4 Appendix 4 – Topographical Survey [Donaldsons Surveyors] Appendix 5 – Geotech Report [Vision Consulting Engineers]</p>
Consultation	Nil
Pre Application Consultation	Nil
Relevant Applications	Refer EBC-2024-520/0

LOT 29-33.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for D Rewiri in support of a land use consent application at 9 & 11 Pomare Road, Russell 0202.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991. This report serves as the Assessment of Environmental Effects required under both provisions.

The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant National Policy Statements and Environmental Standards, as well as Part 2 of the Resource Management Act 1991.

3.2 Proposal

Application Site: A range of details regarding the site are outlined in Schedule 1 of this report. These details are supplemented by the Record of Title and relevant instruments located in Appendix 1. A broader description of the site is provided for in Section 2 of the Report below.

Land Use Consent: The proposal relates to the development of a single residential dwelling (relocatable) on the site. The dwelling is 100m² in size. The proposal also includes a proposed metal driveway and parking / manouvring area of 85m² in size.

The proposed development is outlined in the drawings provided in Appendix 2.

The development has been lodged with the Far North District Council building department and from the process a Form 4 has been issued. This is provided in Appendix 3.

Activity Status: The proposal is a Discretionary Activity.

4.0 SITE & SURROUNDING ENVIRONMENT

4.1 Zoning & Features

The property is located in the Russel Township Zone. The site is not subjected to any relevant resource features, but is located in the Coastal Environment according to the Northland RPS 2016. The site also has a high density distribution of Kiwi.

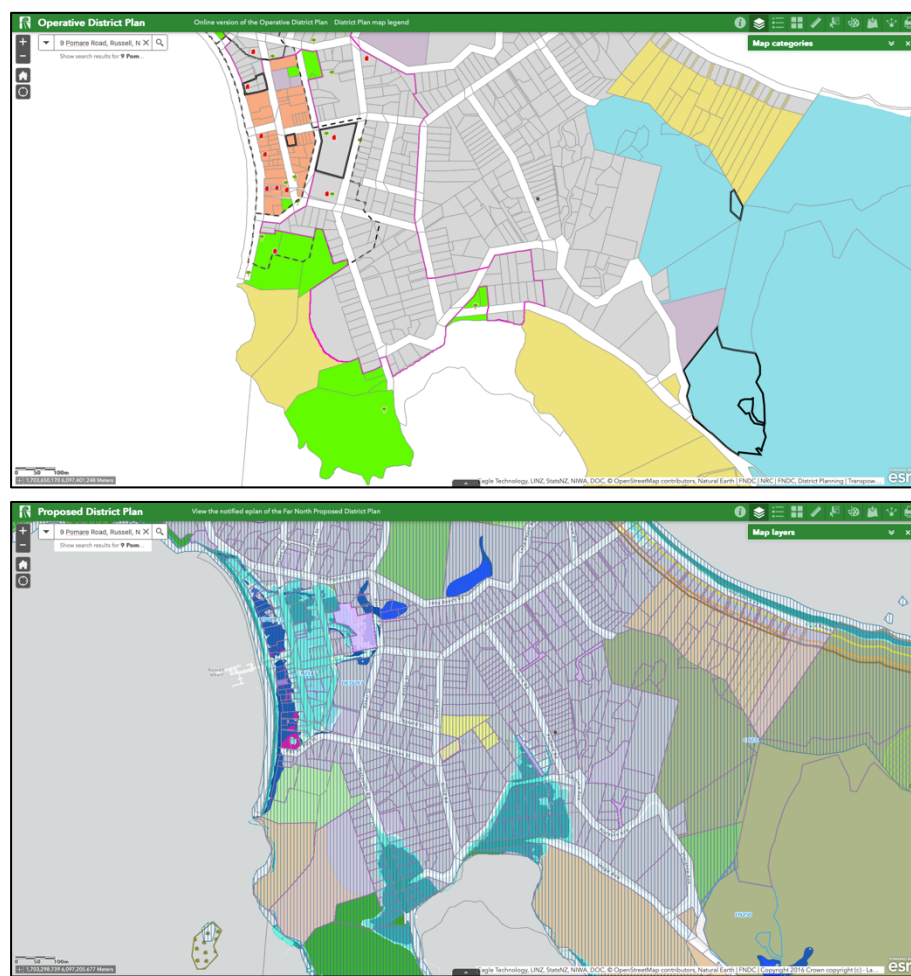


Figure 1 - ODP & PDP Zoning (Source: Far North Maps)

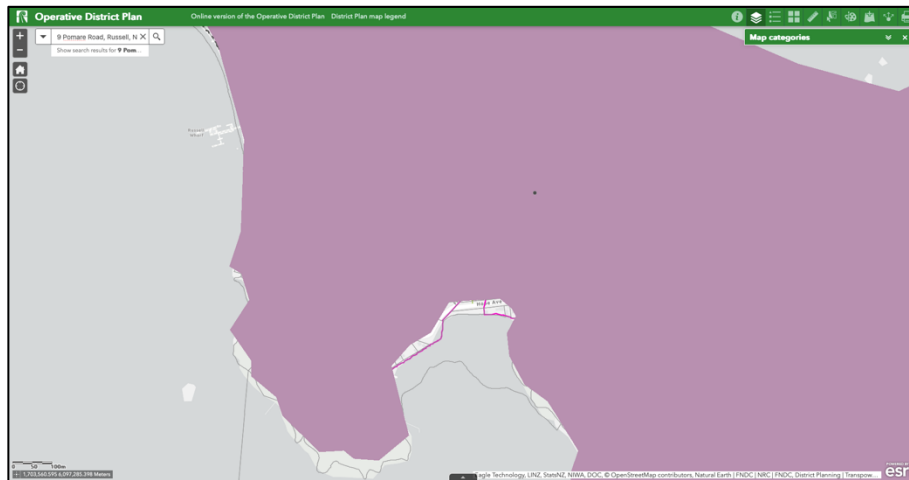


Figure 2 – Kiwi High Density (Source: Far North Maps)

4.3 Record of Title

The site is not impacted by any relevant instruments.

4.4 Topography & Natural Features

Topography and natural features are illustrated in the Topographical Survey found in [Appendix 4](#). There are no wetlands on the site or in the surrounds. Given the topography of the site, the site is not subjected to any flooding hazards.

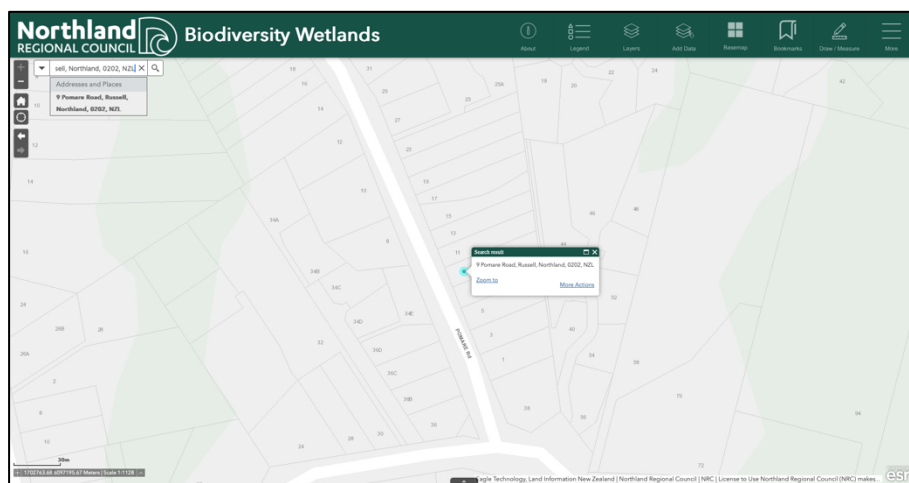


Figure 3 – Biodiversity Wetlands (Source: NRC Maps)

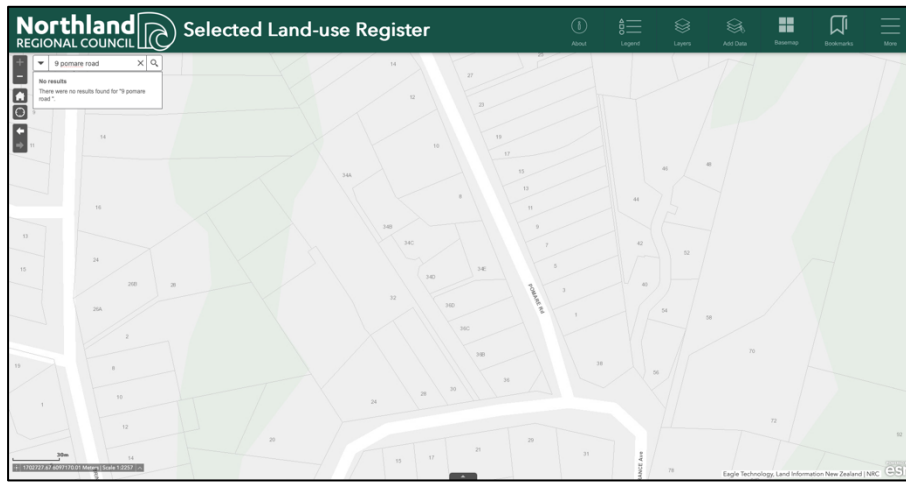


Figure 6 – Selected Land Use Register (Source: NRC Maps)

4.5 Built Form & Access

The site is accessed from Pomare Road and contains existing shipping container and areas of concrete and timber stored near the boundary of Lot 28 DP 40004. The site contains an underground stormwater culvert which runs through / near the centre of the site and across through Pomare Road. The site is serviced by overhead power lines and a sewer connection.

4.6 Surrounding Environment

The surrounding areas of the site of the Russel Township is largely residential with various areas of bush. Further out from Pomare Road are coastal beaches. From a density perspective, this ranges medium to low density housing due to the large areas of native bush surrounding the settlement and broader Pomare Road area.

5.0 ASSESSMENT OF RELEVANT RULES

5.1 Assessment Summary

An assessment of the relevant rules of the Operative Far North District Plan has been undertaken and this is provided below.

Rule # & Name	Compliance?	Evidence / Comment
10.9.5.1.1 Relocated Buildings	Yes	The proposed home is a relocatable and FNDC standard condition can apply.
10.9.5.1.2 Residential Intensity	Yes	This is the first dwelling for the site .
10.9.5.1.3 Scale of Activities	Yes	The activity is for residential end use.
10.9.5.1.4 Building Height	Yes	The maximum height is below 7.2m.
10.9.5.1.5 Building Scale	Yes	The total building scale on the site is 131m ² which is 8% of the net site area.
10.9.5.1.6 Sunlight	<u>No</u>	Refer elevations for non-compliance <i>Restricted Discretionary Activity.</i>
10.9.5.1.7 Stormwater Management	Yes	Total coverage is 246m ² (15%).
10.9.5.1.8 Setback from Boundaries	Yes	Refer Site Plan for compliance.
10.9.5.1.10 Transportation	No	Traffic movements are permitted at 0 movements (first home exempt). Parking is breached with only 1

		formal car park provided. Access is permitted. <i><u>Restricted Discretionary Activity.</u></i>
10.6.5.1.9 Keeping of Animals	Yes	Not proposed.
10.7.5.1.10 Noise	Yes	Residential end use is not expected to breach the permitted standard.
10.7.5.1.11 Helicopter Landing Area	Yes	Not proposed.

Rule # & Name	Compliance?	Evidence
12.1 Landscape and Natural Features	Yes	Site not subjected to this.
12.2 Indigenous Flora and Fauna	Yes	No clearance required.
12.3 Soils and Minerals	Yes	The proposal requires no more than 200m ³ of earthworks. There are no retaining wall > 1.5m in height.
12.4 Natural Hazards	Yes	The site is not impacted by any known natural hazards.
12.5 Heritage and 12.5A Heritage Precincts	Yes	There are no registered archaeological sites located on the property, nor any heritage or culturally protected resources.
12.6 Air	Yes	Not relevant.
12.7 Lakes, Rivers and Wetlands	Yes	The proposed buildings are > 30m from the Coastal Marine Area.
12.8 Hazardous Substances	Yes	Not proposed.
12.9 Renewable Energy and Energy Efficiency	Yes	Not proposed.
13 Subdivision	Yes	Not proposed.
14 Financial Contributions	Yes	Not relevant.
15.1 Traffic, Parking and Access	<u>No</u>	<p><u>Traffic</u> The proposal results in 0 traffic movements.</p> <p><u>Parking</u> Only 1 formal car parking space is provided. This is a shortfall of one car park</p>

		<p><u>Restricted Discretionary Activity.</u></p> <p><u>Access</u> Access either existing or to be developed to FNDC standards as outlined in the plans.</p>
16 Signs and Lighting	Yes	Not proposed.

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not proposed.
Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	N/A	Yes	Not indicated on Far North Proposed District Plan
	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
HS-R5, HS-R6, HS-R9	All rules have immediate legal	N/A	Yes	Not indicated on Far North

	effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect			Proposed District Plan
Heritage Area Overlays	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
(Property specific)	All rules have immediate legal effect (IB-R1 to IB-R5)	Yes	Yes	See assessment table above.
This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan
All standards have immediate legal effect (HA-S1 to HA-S3)	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. It is confirmed that the proposed earthworks will

				<p>comply with an ADP, and this is volunteered as a condition of consent.</p> <p>EW-R13 links to EW-S5. EW-S5 requires earthworks to be controlled in accordance with GD-05. It is confirmed here that the earthworks will be undertaken in accordance with GD-05.</p>
Historic Heritage	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	N/A	Yes	Not indicated on Far North Proposed District Plan
(Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)).	<p>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</p>	N/A	Yes	Not indicated on Far North Proposed District Plan

In summary, the proposal breaches:

-
- 10.9.5.1.6 Sunlight;
 - 15.1.6B.1.1 On Site Car Parking Spaces.

Overall, the proposal is a Restricted Discretionary Activity.

Clause 2(1)(d) of Schedule 4 of the RMA requires applicants to identify other activities of the proposal with the intention of capturing activities which need permission or licensing under other enactments.

In this instance, no other authorisations are required from the Northland Regional Council, or through any local Bylaws such as the Control of Earthworks or Vehicle Crossing Bylaws.

Section 7.3 of this Report provides a more considered assessment of relevant NPS's and NES's and in summary, no consents are required under these higher order documents.

6.0 NOTIFICATION ASSESSMENT

6.1 Public Notification

The table below outlines the steps associated with public notification insofar as it relates to s95 of the Act.

<u>Step 1</u>	<u>Mandatory public notification in certain circumstances</u>	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
<u>Step 2</u>	<u>if not required by step 1, public notification precluded in certain circumstances</u>	
S95A(5)(a)	Is the application for a resource consent for 1 or more activities and each activity is subject to a rule or national environmental standard that precludes public notification?	No
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity; (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;	No

The proposed development does not meet the tests for mandatory public notification, nor does it meet the tests for precluding public notification.

Therefore, an assessment of the proposals effects on the environment is required to ascertain the effects of the development and whether public notification is required.

The section below provides this assessment.

7.0 EFFECTS ON THE ENVIRONMENT

Effects on persons who are owners and occupiers of the land in, on, or over which the application relates, or of adjacent land must be disregarded when considering effects on the environment (s 95D(a)). Those persons are outlined in red below in Figure 2 below.



[Download CSV](#)

Address	Suburb	Town	Capital Value	Owners	Last Sale Date	Last Sale Price	Land Area	Floor Area
7 Pomare Road	Russell	Far North	530000	Mata Kaimarama			809 m ²	
13 Pomare Avenue	Russell	Far North	710000	Alan Richard Rewiri, Debra May Rewiri, Joseph Russell Rewiri	01 Jan 1900	58500	817 m ²	110 m ²
34E Florance Avenue	Russell	Far North	960000	George Robert King Turner, Olivia Lisa King Turner	07 May 2021	210000	780 m ²	130 m ²
8 Pomare Road	Russell	Far North	880000	John Warwick Halse, Pauline Margaret Halse			1,050 m ²	96 m ²
44 Florance Avenue	Russell	Far North	680000	Christine Jean Angell, Danielle Trustees Limited	14 Jan 2020	495000	1,665 m ²	100 m ²

Figure 7 – Adjacent Persons (Source: Prover)

7.1 Effects that May be Disregarded

The permitted baseline may be taken into account should the Council deem it relevant. In relation to the proposal, the permitted baseline is of relevance given that the proposal only breaches the sunlight rule and the car parking rules of the ODP.

7.2 Effects Assessment

The following assessment has been prepared in accordance with Section 88 and Schedule 4 of the Act which specifies that the assessment of effects provided should correspond with the scale and significance of the proposal.

Item	Assessment Criteria	Comments
Positive Effects	Nil	<ul style="list-style-type: none"> • The proposal will provide for additional accommodation within the Russel township. • The proposal will assist jobs and economic growth for Russell and for Northland. • The proposal seeks to use existing FNDC infrastructure where available. <p>Considering the matters above, the proposal exhibits a number of positive effects for the Far North District and its communities.</p>
Sunlight	Derived from Chapter 10.9	<ul style="list-style-type: none"> • The extent to which adjacent properties will be affected by the sunlight breach is minimal by reason that the breach only affects a very small portion of the dwelling. The breach relates just to an eave / gutter on the northern elevation with a height of 0.370mm and 0.569mm along the southern elevation, across a distance of 4.612m. These are shown on the elevation plans in Appendix 2. The location of the breach is located near the neighbours accessway and for this reason there is no visual domination, overshadowing, loss of privacy or loss of access to daylight / sunlight effects arising. • The adjacent residential unit is located ~18m from the proposed house. The immediate use of the open space that adjoins the house and where the sunlight breach is located is used for access. • The house is a relocatable house so the ability to mitigate effects is somewhat limited, however it is

		noted that the applicant could plant vegetation that could yield heights that could impact greater than the impact of the house.
Car Parking	Derived from Chapter 15	<ul style="list-style-type: none"> • The provision of parking at this location is formally limited to one car park, however that is not saying that additional non-formal parking arrangements could be undertaken on the wider site. Stacked car parking could be undertaken with reversing off the site, which seems a better outcome than parking on Pomare Road. • The layout and design allows for a single car to turn on site and leave without reversing on site , noting that this is allowed (reversing off site) under permitted standards). • The proposed parking arrangements do little to affect public roads, parking, footpaths or other public utilities.
<p><u>Concluding Statement:</u></p> <p>Having considered the relevant actual and potential effects associated with the development, it is considered that the proposed land use development results in effects that are less than minor on the environment.</p>		

8.0 EFFECTS TO PEOPLE

The table below outlines the steps associated with limited notification insofar as it relates to s95 of the Act.

<u>Step 1</u>	<u>certain affected groups and affected persons must be notified</u>	
S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
S95B(3)(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	No
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
<u>Step 2</u>	<u>if not required by step 1, limited notification precluded in certain circumstances</u>	
S95B(6)(a)	the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:	No
S95B(6)(b)	the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No

8.1 Affected Person Determination

As the proposed activity does not trigger mandatory limited notification, nor is it precluded, an assessment of potential affected persons must be undertaken.

The consent authority has discretion to determine whether a person is an affected person. A person is affected if an activity's adverse effects are minor or more than

minor to them. The effects of the proposal on adjacent landowners has been undertaken below.

8.2 Written Approvals Received

No written approvals have been sought or received in this instance.

8.3 Localised Effects Assessment (Effects to Persons)

Section 5 of this report provides a graphic and table of the relevant adjacent persons that this assessment relates.

For the following reasons, those parties and persons are not considered to be adversely affected by the proposal:

- The proposed dwelling causes no obvious effects to neighbours in the form of visual effects, domination or privacy as these are largely mitigated via the units location, scale and existing vegetation and screening.
- The proposed dwelling is considered to be in keeping with the existing built development that is peppered throughout the surrounds.
- In terms of other surrounding landowners, there are no known effects resulting from the rule breaches.

8.4 Effect to Persons Conclusion

Having considered the effects above, there are considered to be no adversely affected persons resulting from the proposal.

9.0 STATUTORY CONTEXT

9.1 Far North District Plan

An assessment of the relevant objectives and policies associated with the Far North District Plan has been undertaken below.

Having considered these sections of the Plan, it is concluded that the proposal is not inconsistent with the relevant objectives and policies of the Far North District Plan.

	Objective / Policy Reference	Comment
Objectives	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.	The home is considered appropriate with minimal issues to the special historic and amenity values of Russell.
Policies	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.	The home fits in with the existing developments in terms of landscape and amenity.
	10.9.4.2 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for on- site effluent disposal.	Dwelling proposed to connect to existing public systems where possible.
	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	There is space around the dwelling for additional landscaping and/or open space however this is not proposed.

	<p>space and landscaping around buildings and to reduce total impermeable area and its adverse hydrological, ecological and amenity effects.</p>	
	<p>10.9.4.4 That sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.</p>	<p>There is adequate access to sunlight and daylight across the property for the buildings and activities that may occur.</p>
	<p>10.9.4.5 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and the amenity values and general peaceful enjoyment of adjacent residential activities.</p>	<p>The home avoids and mitigates any effects to the ecological, amenity values and peaceful enjoyment of adjacent residential activities due to its location and scale.</p>
	<p>10.9.4.6 That a reasonable level of privacy and peaceful enjoyment be provided for residents.</p>	<p>A reasonable level of privacy and peaceful enjoyment can be provided for all residents.</p>
	<p>10.9.4.7 That the significance of Russell is recognised, and its intrinsic historic value is preserved by protecting its special character.</p>	<p>The house has minimal impacts on the existing environment and preserves the special character of Russell by complimenting the already existing built environment.</p>
	<p>10.9.4.8 That the special character of Russell be protected by:</p> <p>(a) providing additional controls in areas of Russell where groups of buildings, places or objects have significant historical associations or characteristics and protecting those buildings which are most important as examples of period styles;</p> <p>(b) retaining the visual dominance of natural landforms in the Russell</p>	<p>The special character of Russel is protected as there is minimal visual effects to the street scene and it fits in with the character of the existing site.</p>

Township Basin and Gateway area
(as defined on Maps 89 and HP4);

(c) ensuring development in the
Gateway Area of Matauwhi Bay (as
defined on Maps 89 and HP4)
reflects its role as an entrance to
Russell and that activities are of a
scale and size that is consistent with
that of Russell itself and appropriate
to the character of the Bay;

(d) maintaining as far as practicable
the informal blending of land uses
that have evolved to contribute to the
village atmosphere of Russell;

(e) protecting and fostering the small
size and pedestrian scale of Russell;
and

(f) ensuring public works and the
provision of utility services are carried
out in a manner consistent with the
special character of Russell.

9.2 Proposed Far North District Plan

The PDP in relation to the site is assessed below.

Objectives	Assessment
<p>KRT-O1 - The Kororāreka Russell Township zone provides for residential and non-residential activities that:</p> <ul style="list-style-type: none"> a. are compatible with the historic heritage values of the zone; b. maintain the character and amenity of the receiving environment; and c. recognise and protect any part of a site subject to the coastal environment, or High Natural Character. 	<p>The proposal is for a residential activity that is consistent with existing development on neighbouring properties.</p>
<p>KRT-O2 - Land use and subdivision in the Kororāreka Russell Township zone recognises and protects the natural character, landscape, historic heritage, amenity and cultural values of the site and surrounding area.</p>	<p>The proposal is considered appropriate for this site given the existing development on neighbouring properties.</p>
<p>KRT-O3 - Non-residential activities contribute to the function and well-being of the community while complementing the character, scale and amenity of the Kororāreka Russell Township zone.</p>	<p>The proposal is for a residential activity.</p>
<p>KRT-O4 - Land use and subdivision in the Kororāreka Russell Township zone is supported by appropriate infrastructure</p>	<p>The proposed dwelling can be supported by the necessary infrastructure as outlined in the application.</p>
<p>KRT-O5 - Land use and subdivision in the Kororāreka Russell Township Zone provides communities with functional and high amenity living environments.</p>	<p>The proposal will provide this.</p>
Policy	Assessment
<p>KRT-P1 –</p> <ul style="list-style-type: none"> a. Enable land use and subdivision in the Kororāreka Russell Township zone where: b. landscaping and areas of open space are maintained around buildings on the site; c. it is consistent with scale, character and design anticipated in the surrounding residential environment; 	<p>The proposal is anticipated to achieve this policy. The coastal environment is not adversely affected.</p>

<ul style="list-style-type: none"> d. there is appropriate infrastructure to support residential and non-residential development; e. heritage resources are protected; and f. values of coastal environment and High Natural Character are recognised and protected. 	
<p>KRT-P2 - Require all subdivision in the Kororāreka Russell Township zone to provide the following reticulated services to the boundary of each lot:</p> <ul style="list-style-type: none"> a. telecommunications; b. fibre where it is available; or c. copper where fibre is not available; d. local network power supply; e. wastewater; and f. portable water and stormwater where it is available. 	<p>The proposal does not relate to subdivision.</p>
<p>KRT-P3 - Provide for a variety of housing typologies within the Kororāreka Russell Township zone, where land is appropriately serviced by infrastructure and does not compromise historic heritage and amenity values.</p>	<p>The proposal is anticipated to achieve this policy.</p>
<p>KRT-P4 - Enable non-residential activities that:</p> <ul style="list-style-type: none"> a. are of a residential scale; b. support the social and economic well-being of the community; c. do not detract from the vitality and viability of the adjoining Mixed-Use zone; and d. avoid, remedy or mitigate adverse effects on the residential and, amenity, and function of the Kororāreka Russell Township zone. 	<p>The proposal is for a residential activity.</p>

<p>KRT-P5 - Provide for retirement villages where they:</p> <ul style="list-style-type: none"> a. contribute to the diverse needs of the community; b. can be appropriately serviced by development infrastructure; c. compliment the character and amenity values of the surrounding area; and d. address road safety and efficiency. 	<p>The proposal is for a residential activity.</p>
<p>KRT-P6 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. the public benefit of the proposed activity; b. the siting and design of buildings, structures, outdoor storage areas, parking, internal roading and vegetation; c. any adverse effects on the character and amenity of adjacent zones; d. the temporary or permanent nature of any adverse effects; e. the need for and location of earthworks and vegetation clearance; f. the provision of low impact design principles; and g. the likelihood of the activity creating or exacerbating a natural hazard. <ul style="list-style-type: none"> a. the protection of: <ul style="list-style-type: none"> i. historic heritage; ii. Indigenous biodiversity; iii. the natural character of the coastal environment and 	<p>The specified matters are considered to be addressed within the application.</p>

<p> margins of wetlands, lakes and rivers; iv. landforms; v. sites and areas of significance to Māori and cultural values; and vi. identified and potential public access corridors and esplanade reserves; b. provision for areas of open space and outdoor living space; c. provision of landscaping, screening and planting; d. consistency with the design, character, scale and amenity of the surrounding residential environment; e. level of privacy, visual dominance and shading effects on adjoining sites; f. protection of pedestrian scale, layout and development within Kororāreka Russell; g. sunlight and daylight access; h. the adequacy of available or programmed development infrastructure; i. level of integration with other activities within the zone; j. hours of operation; k. provision for car parking; l. integration and connectivity within the surrounding road network; m. the ability of the site to address waste water, stormwater, soakage, water supply including fire fighting; n. community well-being, health and safety; o. number of planned or potential people on site; p. any site constraints or natural hazard mitigation; and q. any historical, spiritual, or cultural association held by tangata whenua, </p>	
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with regard to the matters set out in Policy TW-P6.	
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Objectives	Assessment
CE-O1 - The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.	The natural character of the coastal environment is not anticipated to be adversely affected by the proposal given the existing development in this area and the distance from the CMA.
CE-O2 - Land use and subdivision in the coastal environment: <ul style="list-style-type: none"> a. preserves the characteristics and qualities of the natural character of the coastal environment; b. is consistent with the surrounding land use; c. does not result in urban sprawl occurring outside of urban zones; d. promotes restoration and enhancement of the natural character of the coastal environment; and e. recognises tangata whenua needs for ancestral use of whenua Māori. 	The proposal is anticipated to meet this objective for the reasons mentioned above (objective CE-O1).
CE-O3 - Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.	The proposal can meet this objective as it is consistent with neighbouring properties in terms of built development.
Policy	Assessment
CE-P1 - Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.	This policy is met by the Council's PDP mapping tools.
CE-P2 - Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as: <ul style="list-style-type: none"> a. outstanding natural character; b. ONL; 	The site does not include any of these features on it.

c. ONF.	
<p>CE-P3 - Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:</p> <ul style="list-style-type: none"> a. outstanding natural character; b. ONL; c. ONF. 	<p>The proposal is not anticipated to create significant adverse effects on the characteristics and qualities of the coastal environment. Mitigating factors as outlined previously ensure the proposal is appropriate.</p>
<p>CE-P4 - Preserve the visual qualities, character and integrity of the coastal environment by:</p> <ul style="list-style-type: none"> a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development. 	<p>The proposal is within a residential area.</p>
<p>CE-P5 - Enable land use and subdivision in urban zones within the coastal environment where:</p> <ul style="list-style-type: none"> a. there is adequacy and capacity of available or programmed development infrastructure; and b. the use is consistent with, and does not compromise the characteristics and qualities. 	<p>The proposal is consistent with development on other sites within this area. Therefore, characteristics and qualities will be maintained. Existing infrastructure is also able to support the proposed dwelling.</p>
<p>CE-P6 - Enable farming activities within the coastal environment where:</p> <ul style="list-style-type: none"> a. the use forms part of the values that established natural character of the coastal environment; or b. the use is consistent with, and does not compromise the characteristics and 	<p>Not applicable.</p>

qualities.	
<p>CE-P7 - Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:</p> <ul style="list-style-type: none"> a. the use is consistent with the ancestral use of that land; and b. the use does not compromise any identified characteristics and qualities. 	Not applicable.
CE-P8 - Encourage the restoration and enhancement of the natural character of the coastal environment.	No vegetation clearance proposed.
CE-P9 - Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.	The property is not considered an outstanding natural character area.
<p>CE-P10 - Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. the presence or absence of buildings, structures or infrastructure; b. the temporary or permanent nature of any adverse effects; c. the location, scale and design of any proposed development; d. any means of integrating the building, structure or activity; e. the ability of the environment to absorb change; f. the need for and location of earthworks or vegetation clearance; g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location; h. any viable alternative locations for the 	The specified matters are considered to be adequately addressed within the application.

<p>activity or development;</p> <ul style="list-style-type: none"> i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; j. the likelihood of the activity exacerbating natural hazards; k. the opportunity to enhance public access and recreation; l. the ability to improve the overall quality of coastal waters; and m. any positive contribution the development has on the characteristics and qualities. 	
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Overall, the PDP is satisfied.

9.3 Regional Policy Statement for Northland (RPS)

An assessment of the relevant objectives and policies associated with the RPS for Northland has been undertaken below.

Objective / Policy	Comment
Integrated Catchment Management	Not relevant
Region Wide Water Quality	Not relevant
Ecological Flows and Water Quality	Not relevant
Indigenous Ecosystems & Biodiversity	There are no SNA's on the site.
Enabling Economic Wellbeing	The proposal allows for various goods/services in the land development sector in the Far North.

Economic Activities – Reverse Sensitivity And Sterilization	The proposal does not result in any reverse sensitivity or sterilization effects given the scale of the proposed dwelling.
Regionally Significant Infrastructure	The proposal does not impact any regionally significant infrastructure.
Efficient and Effective Infrastructure	The proposal seeks to use existing FNDC infrastructure where appropriate or is otherwise serviced on site.
Security of Energy Supply	Power is already provided to the boundary of the site.
Use and Allocation of Common Resources	Not relevant.
Regional Form	The proposal does not result in any reverse sensitivity effects, or a change in character or sense of place. Versatile soils are not adversely affected as they are not on the site.
Tangata Whenua Role in Decision Making	FNDC may send this application to relevant hapū or iwi.
Natural Hazard Risk	There are no known natural hazards that affect the development.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes And Historic Heritage	Not relevant.

Having considered the relevant components of the RPS, it is concluded that the proposal is not inconsistent with the relevant objectives and policies.

9.4 National Policy Statements and Plans

With respect to the National Environmental Standard – Soil Contamination, the property file has been reviewed which shows no known activities that are on the HAIL. Accordingly, the NES is not considered relevant.

In terms of the NES – Freshwater Management, there are no known wet areas on the site that could be classified or are defined under the NES.

With respect to the NPS – HPL, the site is within an coastal zone which is not implicated by the policy statement and does not have Class 1-3 soils.

With respect to the New Zealand Coastal Policy Statement, Objectives 1-7 and Policy 6 are considered relevant. In summary, an additional dwelling in the General Coastal Zone in an already relatively built up tends to meet the outcomes and intents of the NZCPS. In this instance this is particularly true when:

- Development is already consolidated along Pomare Road
- There are no adverse effects on the functioning of the Coastal Environment given the separation distances from the CMA and other key coastal attributes.;
- The activity is consistent with surrounding residential uses and a consistency of development is found.

Overall, the proposal is considered to be consistent with the NZCPS.

10.0 PART 2 ASSESSMENT

10.1 Section 5 - Purpose of the Act

Section 5 in Part 2 of the Act identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents Part 2, Section 5 of the Act.

10.2 Section 6 - Matters of National Importance

In achieving the purpose of the Act, a range of matters are required to be recognised and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

-
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
 - e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
 - f) the protection of historic heritage from inappropriate subdivision, use, and development:
 - g) the protection of protected customary rights:
 - h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal and have been recognised and provided for.

10.3 Section 7 - Other Matters

In achieving the purpose of the Act, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
 - (ba) the efficiency of the end use of energy:
- (c) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment:
- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:
- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

10.4 Section 8 - Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local iwi and hapū who may have an interest in this application.

10.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the Act.

11.0 CONCLUSION

Restricted Discretionary Activity resource consent is sought from the Far North District Council to carry out the proposed development.

The proposal is considered to result in less than minor effects on the environment and through assessment, there are considered to be no affected persons.

The proposal is consistent with the objectives and policies of the Far North District Plan, the Regional Policy Statement for Northland, and achieves the purpose of the Act. Relevant NPS' and NES' have been considered with the proposal finding consistency with their general aims and intent.

Given the application history, approvals for the site, as well as the assessment carried out in this report, it is considered that this proposal can be determined non-notified under the RMA 1991.

We appreciate draft conditions to be supplied to us prior to decision being made.

Regards,



Steven Sanson BPlan (Hons)

Consultant Planner

NZPI Member No 4230



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

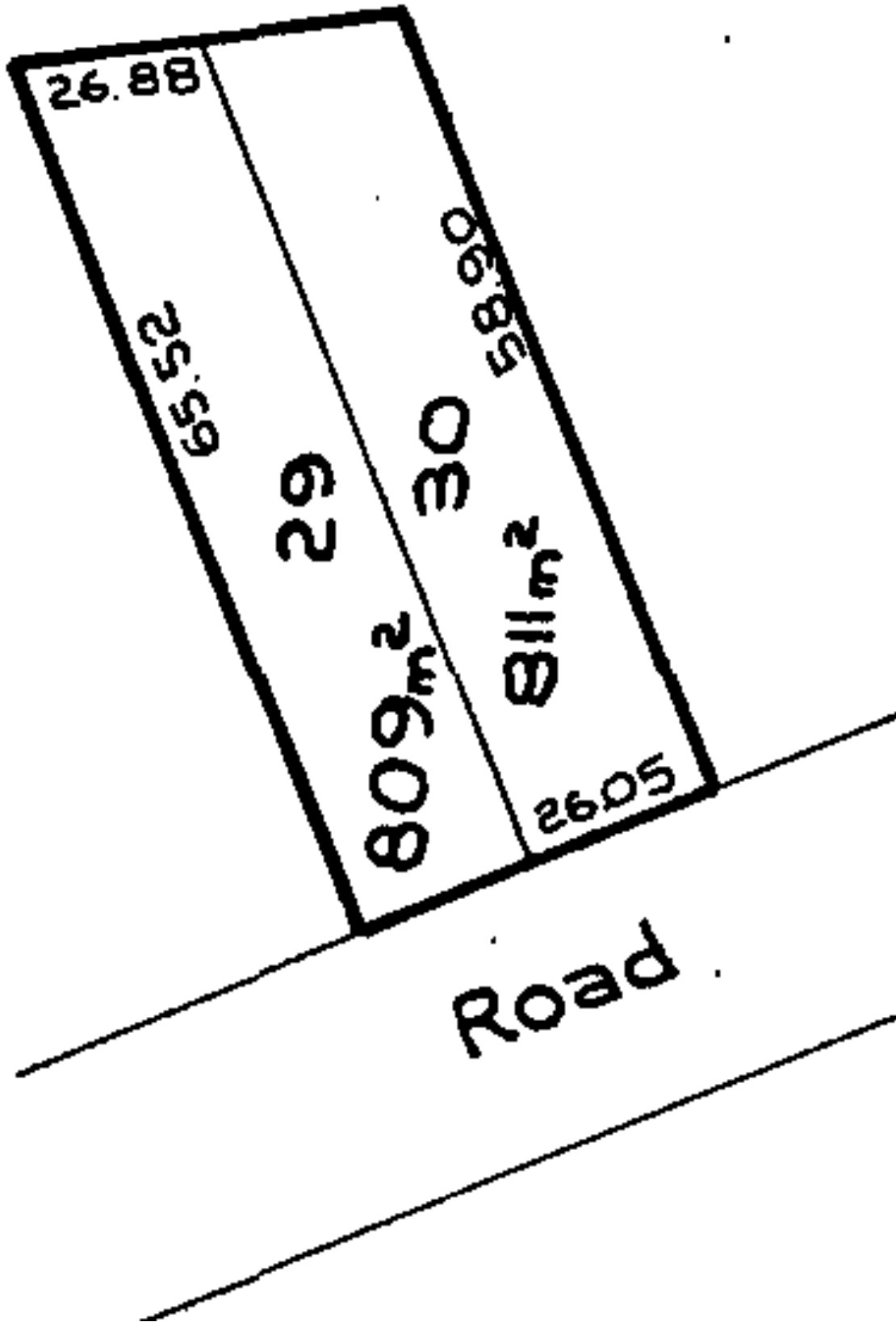
Identifier NA31A/1105
Land Registration District North Auckland
Date Issued 06 March 1975

Prior References
NA900/76

Estate Fee Simple
Area 1620 square metres more or less
Legal Description Lot 29-30 Deposited Plan 40004
Registered Owners
Debra May Rewiri

Interests

Fencing Agreement in Transfer 436218
12337807.1 CAVEAT BY JOSEPH RUSSELL REWIRI - 21.12.2021 at 10:26 am



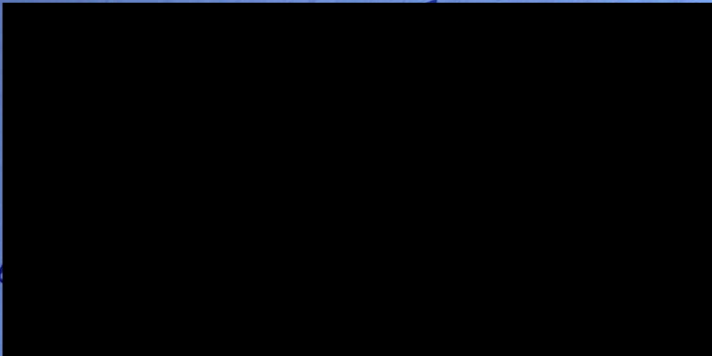


LETTER OF AUTHORISATION

Wednesday 1st November 2023

To whom this may concern

I, Debra May Rewiri, owner of 9 Pomare Road, Russell, Lot 29-30 DP 40004, give permission for AW Designs / Relocate It Ltd. to act on our behalf for the lodgement and processing of the Building Consent at the above address.



Sheet Index	
Sheet No:	Sheet Name:
BC(1)00	COVER SHEET
BC(1)01	KEYNOTE SCHEDULE
BC(1)02	SITE PLAN
BC(1)03	SITE PLAN
BC(1)04	FLOOR PLAN
BC(1)05	FOUNDATION PLAN
BC(1)06	SITE MANAGEMENT PLAN
BC(1)07	PLUMBING PLAN
BC(1)08	ROOF PLAN
BC(2)00	ELEVATIONS
BC(2)01	ELEVATIONS
BC(3)00	SECTIONS
BC(4)00	DETAILS
BC(4)01	DETAILS
BC(4)02	DETAILS
BC(4)03	DETAILS
BC(4)04	DETAILS
BC(4)05	DETAILS
BC(4)06	DETAILS
BC(4)07	DETAILS
BC(4)08	DETAILS
BC(4)09	DETAILS
BC(5)00	ENG
BC(5)01	ENG



SITE IN EXPOSURE ZONE D - ALL NEW FIXTURES & FIXINGS TO BE STAINLESS STEEL



STATUS:

BUILDING CONSENT

PROJECT NAME + ADDRESS:

POMARE

9 Pomare Road, Russell
Northland, 0202

DATE:

10/11/2023

PROJECT NUMBER:

2354



RELOCATE IT

WWW.RELOCATEIT.CO.NZ
T: 02102867410
E: OFFICE@RELOCATEIT.CO.NZ

SHEET NUMBER

REVISION

BC(1)00

KEYNOTES

FOUNDATIONS

- (AP) ANCHOR PILE SED
New 200x200sq H5 timber anchor piles embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & Structural engineering design. Ensure pile/pole is no more than 600mm max. height from cleared ground. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing. ENSURE ALL FIXINGS TO BE STAINLESS STEEL.
- (BP) BRACED TIMBER PILES SED
New 200x200sq H5 timber braced piles embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & Structural engineering design. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing. ENSURE ALL FIXINGS TO BE STAINLESS STEEL.
- (OP) 125 SQ. ORDINARY TIMBER PILES SED
New 125x125sq H5 timber ordinary piles embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & Structural engineering design. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. 2x wiredogs, 1

per side & 2/100x3.75 skew nails up into bearer. ENSURE ALL FIXINGS TO BE STAINLESS STEEL.

FLOORS

- F01 EXISTING TIMBER FLOOR - CARPET
Carpet floor overlay existing or new over existing timber floor structure to be replaced on a like for like basis.
- F02 TIMBER FLOOR - T&G FLOOR BOARDS
Existing timber T&G floor boards to remain over existing timber structure. Existing floor boards to be replaced if required.
- F03 TIMBER FLOOR - TILE
Existing tiled floor to remain unchanged over existing timber floor structure. Ensure floor finish installed is compliant with Watersplash impervious finish required as per E3/AS1.
- F04 TIMBER DECK
New Timber deck, to be under 1m from NG to FDL & by others (not apart of this consent). Ensure to be built/completed prior to CCC.

WALLS

- W01 EXISTING WEATHERBOARDS
Existing timber rusticated weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.

ROOFS

- RF01 EXISTING ROOF
Existing metal roofing to remain over existing timber roof structure. Refer to

building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

EXTERIOR JOINERY

- JY01 EXISTING JOINERY
Existing timber joinery. Replace any finishing lines or units that are effected from move.

SERVICES - ELECTRICAL

- FAN EXTRACT FAN
Existing or new wall-mounted extract fan ducted to exterior. Ensure meets G4/AS1 requirements. Min. extraction rate to be 25L/s in bathroom areas and 50L/s in kitchen (cooking areas)
- SD SMOKE DETECTOR
New Smoke detector to be installed and be within a 3m diameter reach to all bedrooms in the dwelling. As per F7/AS1.

SERVICES - RAINWATER DISPOSAL

- DP.ex DOWNPIPE - EXISTING
Existing downpipes to remain.

SERVICES - PLUMBING

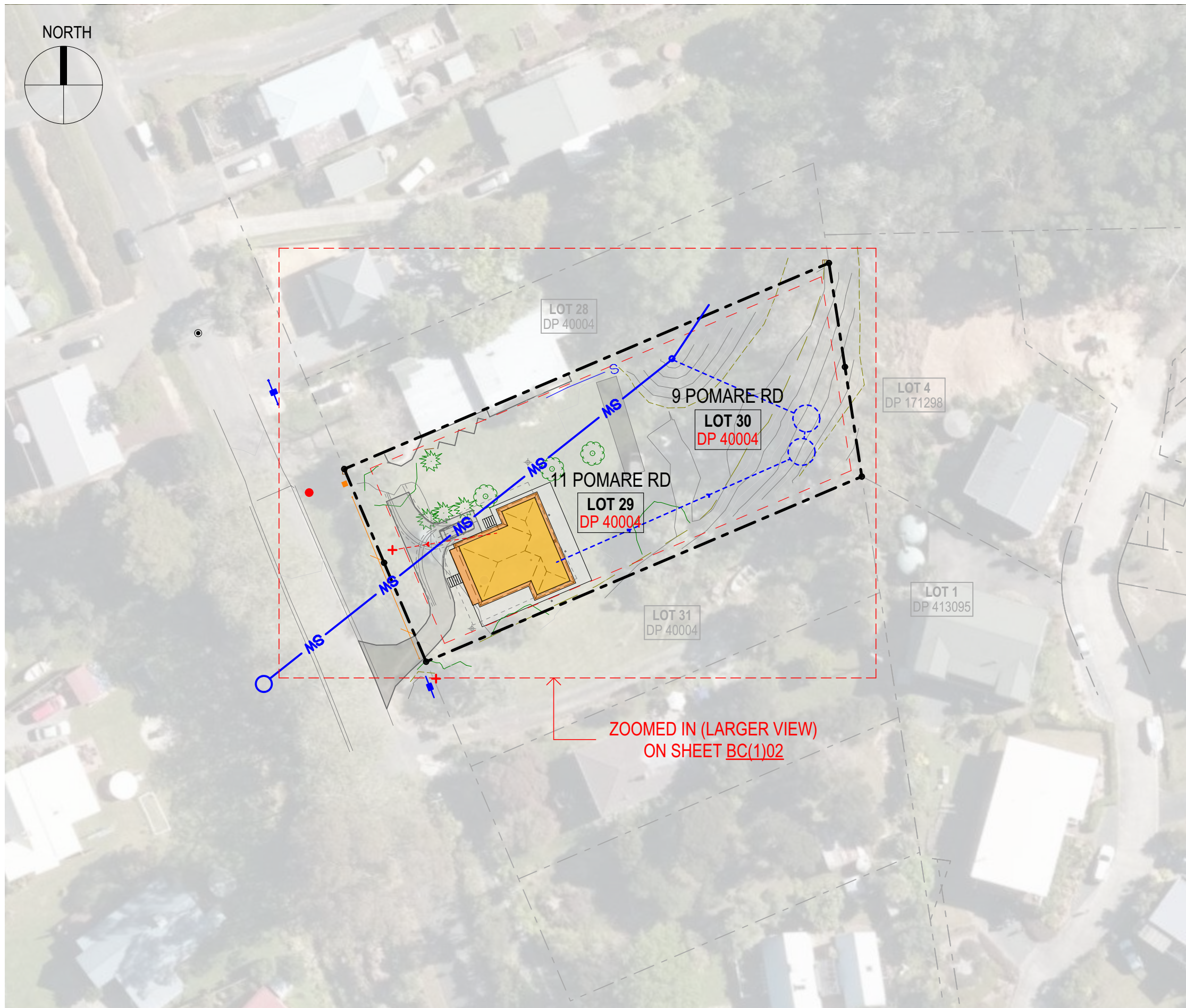
- GAS GAS BOTTLE
New gas bottle. To be located on new concrete plinth. To comply with G11. Selected Gas callifont to suit and ensure required seismic restraints (off the shelf system to come with gas bottle) is installed.
- GC GAS CALLIFONT
New Rinnai EF26 external gas callifont. Installed as per manufacturers specifications.

STRUCTURE

- S01 FLOOR BEARER EXISTING
Existing 2/140x45 timber bearer, 200mm max cantilever. COS.
- S02 FLOOR JOIST EXISTING
Existing 240x45 timber joists @ 400crs.
- S03 FLOOR BEARER EXISTING
Existing 100x70 timber bearer, 200mm max cantilever. COS.
- S04 FLOOR JOIST EXISTING
Existing 140x45 timber joists @ 500crs.
- S05 NEW TIMBER BEARER
New 2/140x45 SG8 H3.2 Timber bearers as per NZS3604 2011: 2.4.4.7. Max cantilever 200mm.
- S07 NEW TIMBER POST
New H3.2 SG8 90x90 Timber post to support existing roof beam. Bolted to BS85 Stainless steel Bowmac I-shaped bracket. Post embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & SED design. Refer to structural engineering design. Concrete strength to be 20MPa min.
- S11 SUBFLOOR BOARDS
New Timber 100x20 subfloor boards w/ min 20mm ventilation gaps between boards to comply as per NZS3604:2011 sec 6:14. Ensure sufficient subfloor access.

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023





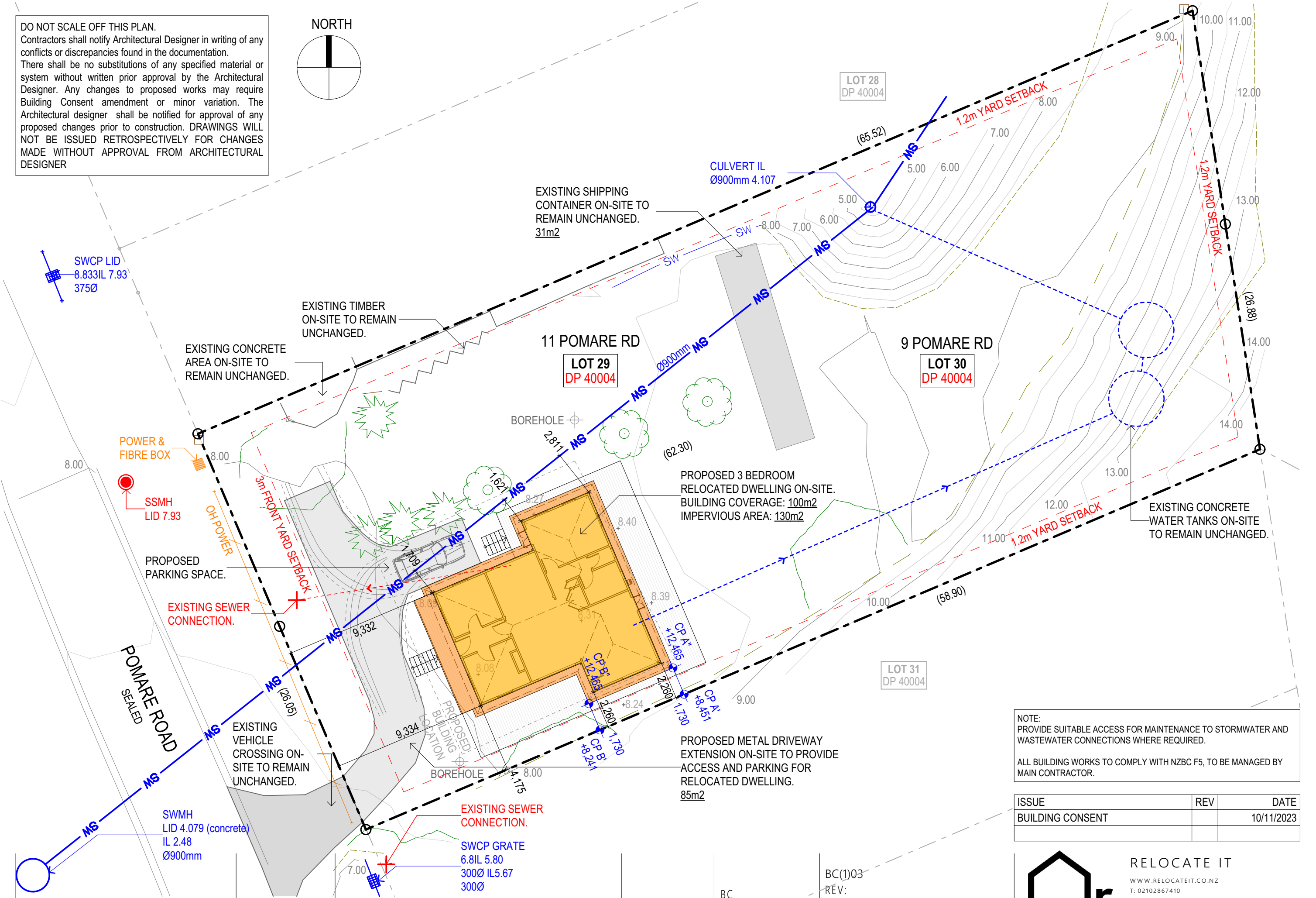
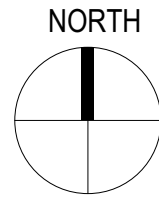
DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation.
 There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER

SITE INFORMATION

Site Address:	9 Pomare Road, Russell 11 Pomare Road, Russell
Legal Description:	Lot 29 DP 40004 & Lot 30 DP 40004
CT No:	NA31A/1105
Gross Site Area:	1,620m ²
Net Site Area:	1,620m ²
Planning Zone:	Russell Township Zone
Wind Zone:	Medium as per ENG
Earthquake Zone:	Zone 1
Exposure Zone:	Zone D - SS ALL FIXINGS, ETC
Climate Zone:	Zone 1
Soil Classification:	As per Geotech Report
Existing building coverage:	Existing shipping container on-site = 31m² total
Proposed building coverage:	Existing shipping container on-site = 31m ² + Proposed Relocated dwelling = 100m ² = 131m² total (8%)
Existing impermeable:	Existing shipping container on-site = 31m ² + Existing metal driveway = 0m ² = 31m² total
Proposed impermeable:	Existing shipping container on-site = 31m ² + Existing metal driveways = 0m ² + Proposed Relocated dwelling = 130m ² + Proposed metal driveway = 85m ² = 246m² total (15%)

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



NOTE:
 PROVIDE SUITABLE ACCESS FOR MAINTENANCE TO STORMWATER AND WASTEWATER CONNECTIONS WHERE REQUIRED.
 ALL BUILDING WORKS TO COMPLY WITH NZBC F5, TO BE MANAGED BY MAIN CONTRACTOR.

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

9 Pomare Road, Russell

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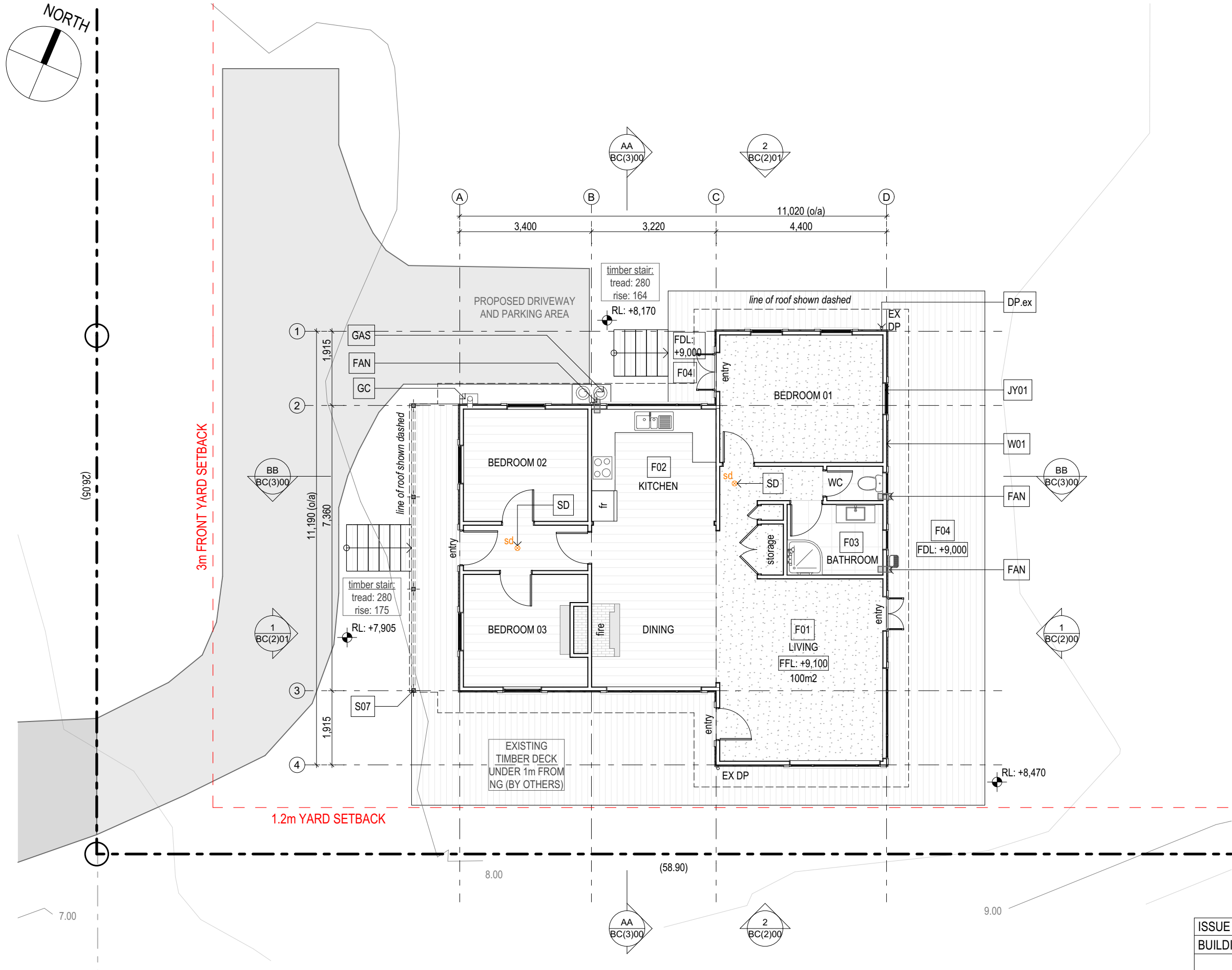
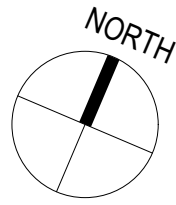
SITE PLAN

10/11/2023

BC Ref: 2354

BC(1)03
 REV:




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 T: 02102867410
 E: OFFICE@RELOCATEIT.CO.NZ



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NOTES: ENSURE DEFECTS NOTED IN BUILDING REPORT ARE CHECKED BY MAIN CONTRACTOR AND REQUIRED REMEDIAL WORKS TO BE COMPLETED ON A LIKE FOR LIKE/REMEDIAL BASIS.
 ALL DIMENSIONS TO BE VERIFIED WITH EXISTING BUILDING.
 In-case Hazardous materials are detected on-site (including asbestos) it is to be properly disposed off and dealt with as per F1/AS1 and health and safety (asbestos) regulations 2016.
 Refer to sheet BC(1)00 for keynotes schedule outlined.

FLOOR STATUS

-  Existing T&G floorboards
-  Existing carpet overlay.
-  Existing tile overlay.

Refer to Keynote for floor type/construction.

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

ENSURE PILE AT JOIN BELOW EVERY FLOOR BEARER TAKING DWELLING LOAD.

READ IN CONJUNCTION WITH GEOTECHNICAL & STRUCTURAL ENGINEERING.

**GEOTECHNICAL ENGINEER'S
VISION CONSULTING ENGINEERS
094016287
INFO@VCE.CO.NZ**

**STRUCTURAL ENGINEER'S
K2 CONSULTANTS LTD
CONTACT DETAILS:
022 751 992**

FRAMING/FOUNDATION PLAN NOTES:

Min 450mm of crawl space to underside of new and existing floor joists. Subfloor ventilation as per NZS3604:2011, 6.14.

Please refer to subfloor bracing calcs attached.

Subfloor ventilation as per NZS3604:2011 6.14.2

If joists stop & start on existing bearers & not taking any load (no piles below) new joists may be required to be installed alongside & nailed to existing joists@700crs.

FIXING & DURABILITY NOTES:

ALL FIXINGS TO BE STAINLESS STEEL AS SITE IN EXPOSURE ZONE D.

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

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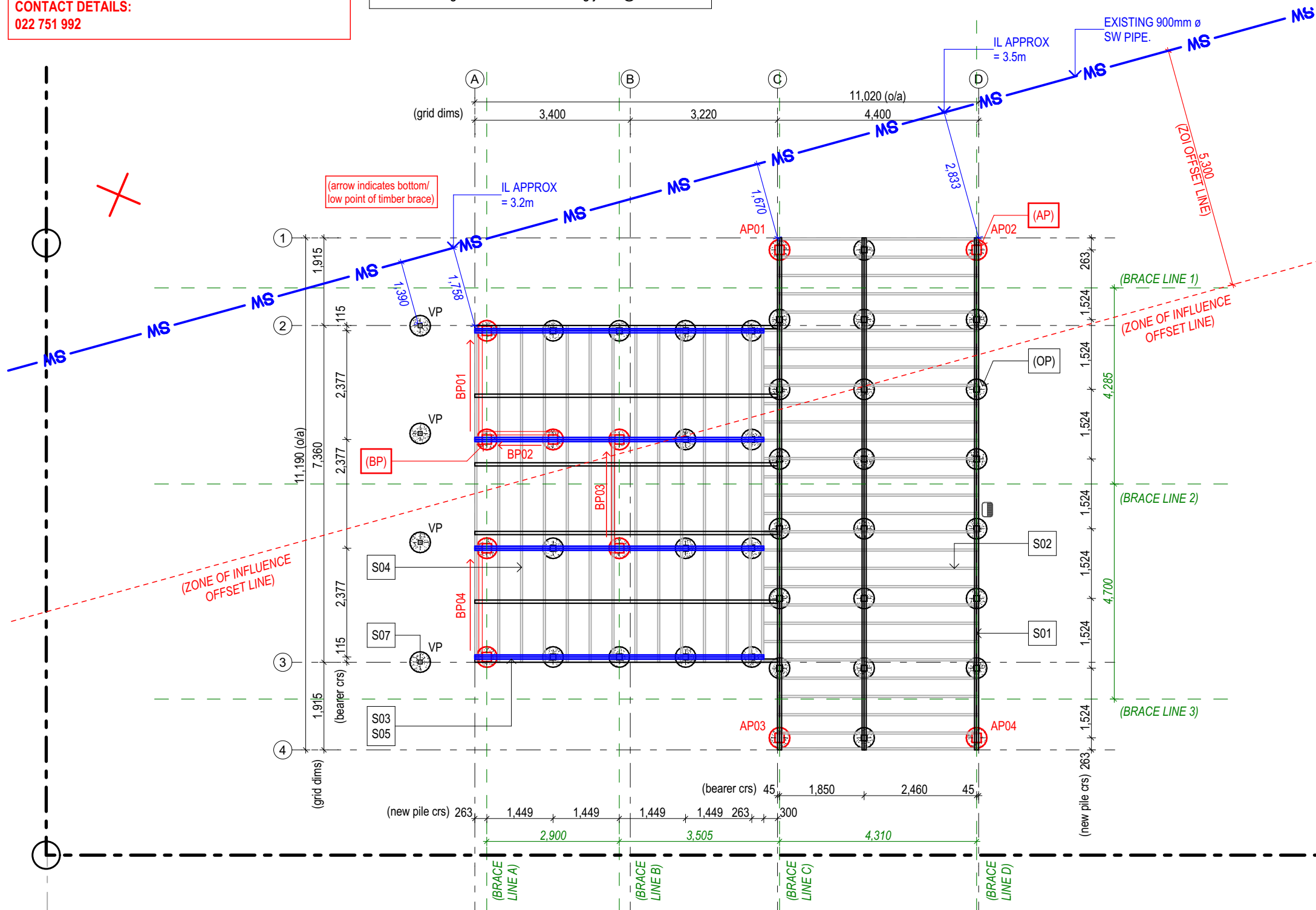
KEYNOTES

FOUNDATIONS

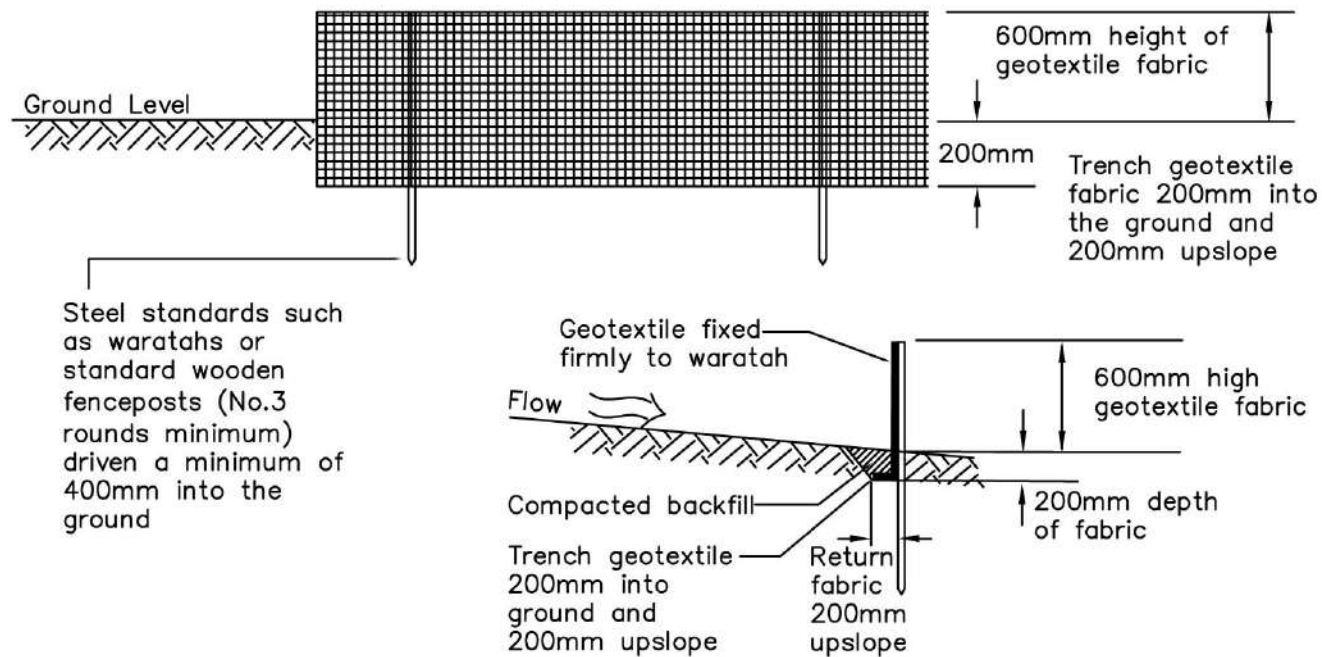
- (AP) ANCHOR PILE SED
New 200x200sq H5 timber anchor piles embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & Structural engineering design. Ensure pile/pole is no more than 600mm max. height from cleared ground. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing. ENSURE ALL FIXINGS TO BE STAINLESS STEEL.
- (BP) BRACED TIMBER PILES SED
New 200x200sq H5 timber braced piles embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & Structural engineering design. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing. ENSURE ALL FIXINGS TO BE STAINLESS STEEL.
- (OP) 125 SQ. ORDINARY TIMBER PILES SED
New 125x125sq H5 timber ordinary piles embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & Structural engineering design. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. 2x wiredogs, 1 per side & 2/100x3.75 skew nails up into bearer. ENSURE ALL FIXINGS TO BE STAINLESS STEEL.

STRUCTURE

- S01 FLOOR BEARER EXISTING
Existing 2/140x45 timber bearer, 200mm max cantilever. COS.
- S02 FLOOR JOIST EXISTING
Existing 240x45 timber joists @ 400crs.
- S03 FLOOR BEARER EXISTING
Existing 100x70 timber bearer, 200mm max cantilever. COS.
- S04 FLOOR JOIST EXISTING
Existing 140x45 timber joists @ 500crs.
- S05 NEW TIMBER BEARER
New 2/140x45 SG8 H3.2 Timber bearers as per NZS3604 2011: 2.4.4.7. Max cantilever 200mm.
- S07 NEW TIMBER POST
New H3.2 SG8 90x90 Timber post to support existing roof beam. Bolted to BS85 Stainless steel Bowmac I-shaped bracket. Post embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & SED design. Refer to structural engineering design. Concrete strength to be 20MPa min.



Post spacing can be increased from 2m to 4m if supported by a 2.5mm diameter high tensile wire along the top with clips every 200mm



SILT FENCE _ TYP DETAIL

SITE MANAGEMENT PLAN:

1. Silt fences to be constructed as per detail this sheet and located as shown on plan.
2. Where existing downpipes removed provide new temporary downpipes and divert stormwater to existing soakholes.
3. Minimise areas of ground disturbance to those shown on plan.
4. On-site washouts to be over wash pit to capture discharge.
5. Provide temporary downpipes to discharge roof water into cesspits.
6. Stockpiled material to be covered with plastic sheet and protected by silt fence.
7. Delivered building materials to be stockpiled in designated area.
8. Rubbish skips to be delivered to designated areas.
9. Working times:
Monday to Saturday 7.30am to 6.00pm.
Heavy machinery may have engines started and warming up from 7.00am.
- Sunday and Public Holidays - no work shall proceed.
10. Site Manager: TBA
11. Contractor to allow for erection of gated temporary safety fencing/hoarding located as shown on this plan.

DEWATERING AND DIVERSION DURING EXCAVATION *AUP Operative in part - E7*

Taking, using, damming and diversion of water and drilling

Dewatering or groundwater must comply with Standard E7.6.1.6;

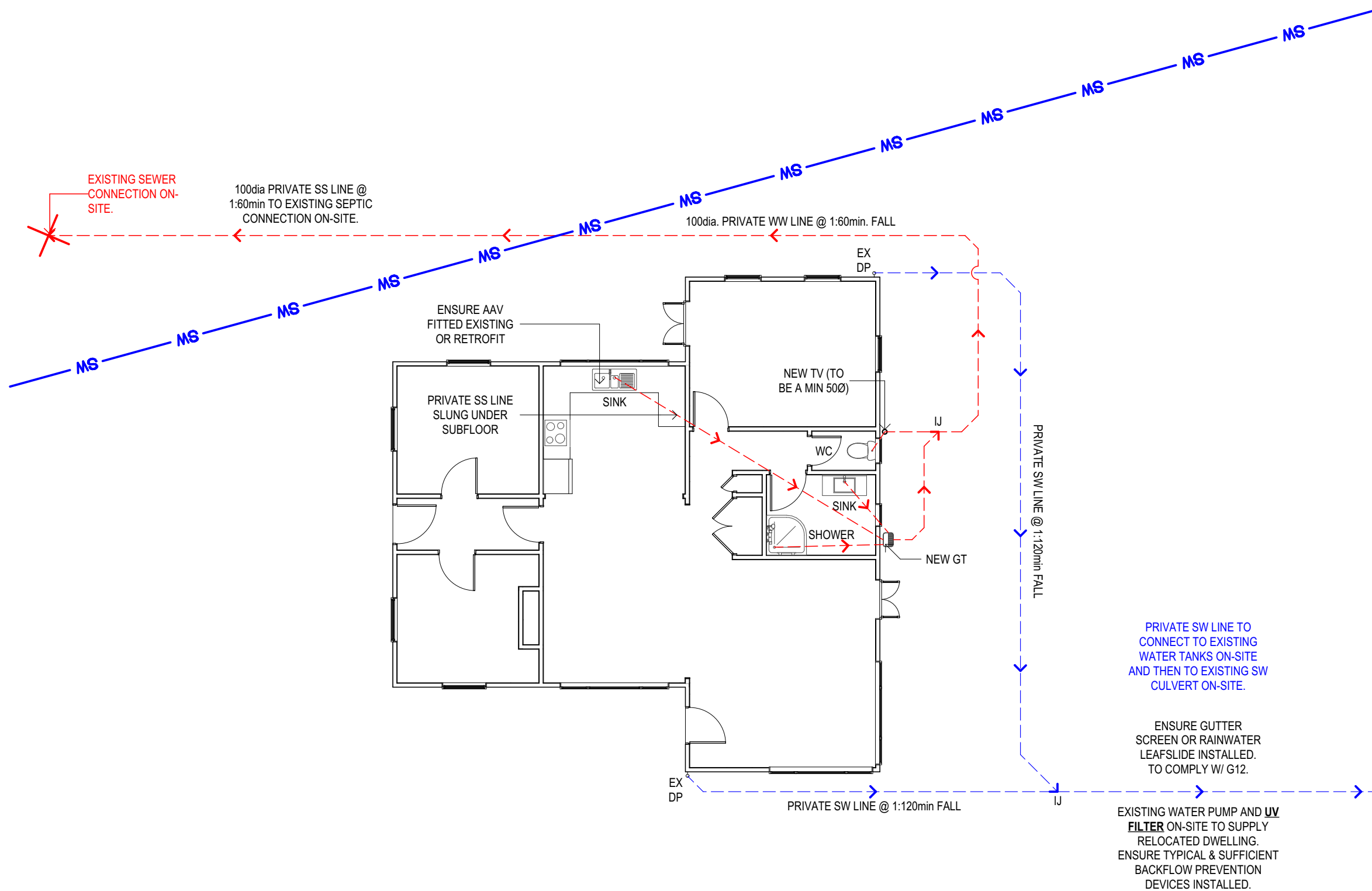
- (1) The water take must not be geothermal water;
- (2) The water take must not be for a period of more than 10 days where it occurs in peat soils, or 30 days in other types of soil or rock; and
- (3) The water take must only occur during construction.

Diversion of groundwater caused by any excavation (including trench) must comply with Standard E7.6.10

- (1) All of the following activities are exempt from the Standards E7.6.1.10(2) – (6):
 - (a) pipes cables or tunnels including associated structures which are drilled or thrust and are up to 1.2m in external diameter;
 - (b) pipes including associated structures up to 1.5m in external diameter where a closed faced or earth pressure balanced machine is used;
 - (c) piles up to 1.5m in external diameter are exempt from these standards;
 - (d) diversions for no longer than 10 days; or
 - (e) diversions for network utilities and road network linear trenching activities that are progressively opened, closed and stabilised where the part of the trench that is open at any given time is no longer than 10 days
- (2) Any excavation that extends below natural groundwater level, must not exceed:
 - (a) 1ha in total area; and
 - (b) 6m depth below the natural ground level.
- (3) The natural groundwater level must not be reduced by more than 2m on the boundary of any adjoining site.
- (4) Any structure, excluding sheet piling that remains in place for no more than 30 days, that physically impedes the flow of groundwater through the site must not:
 - (a) impede the flow of groundwater over a length of more than 20m; and
 - (b) extend more than 2m below the natural groundwater level.
- (5) The distance to any existing building or structure (excluding timber fences and small structures on the boundary) on an adjoining site from the edge of any:
 - (a) trench or open excavation that extends below natural groundwater level must be at least equal to the depth of the excavation;
 - (b) tunnel or pipe with an external diameter of 0.2 - 1.5m that extends below natural groundwater level must be 2m or greater; or
 - (c) a tunnel or pipe with an external diameter of up to 0.2m that extends below natural groundwater level has no separation requirement.
- (6) The distance from the edge of any excavation that extends below natural groundwater level, must not be less than:
 - (a) 50m from the Wetland Management Areas Overlay;
 - (b) 10m from a scheduled Historic Heritage Overlay; or
 - (c) 10m from a lawful groundwater take.

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- NOTES:**
1. Plumbing is a schematic only. Plumber to confirm all drain runs on-site and provide as built drawing.
 2. Size stormwater drainage in accordance to NZBC/E1.
 3. Ensure all cess pits located at low points with fall towards them. Size cesspits in accordance to min noted in NZBC/E1.
 4. Ensure all plumbing pipes and wastes are concealed when in walls.
 5. Contractor to confirm stormwater and wastewater systems and build as per stormwater & wastewater management designs.
 5. 100Ø uPVC waste pipe 1:60 fall
 6. 100Ø uPVC roof catchment pipe 1:120 fall.
 7. Gas bottles to be installed and sit on concrete pad. To comply with NZBC - G10 & G11.
 8. Provide as-built plumbing and drainage plans post construction.
 9. Private drainage to comply with AS/NZS 3500.2.
- Min service pipe sizes
 Sink 40Ø : min 1:40 fall
 Bath 40Ø : min 1:40 fall
 Laundry tub 40Ø : min 1:40 fall
 Sewerpipes 100Ø : min 1:60 fall
 WC 100Ø : min 1:60 fall
 Downpipes 80Ø



PRIVATE SW LINE TO CONNECT TO EXISTING WATER TANKS ON-SITE AND THEN TO EXISTING SW CULVERT ON-SITE.

ENSURE GUTTER SCREEN OR RAINWATER LEAFSLIDE INSTALLED. TO COMPLY W/ G12.

EXISTING WATER PUMP AND UV FILTER ON-SITE TO SUPPLY RELOCATED DWELLING. ENSURE TYPICAL & SUFFICIENT BACKFLOW PREVENTION DEVICES INSTALLED.

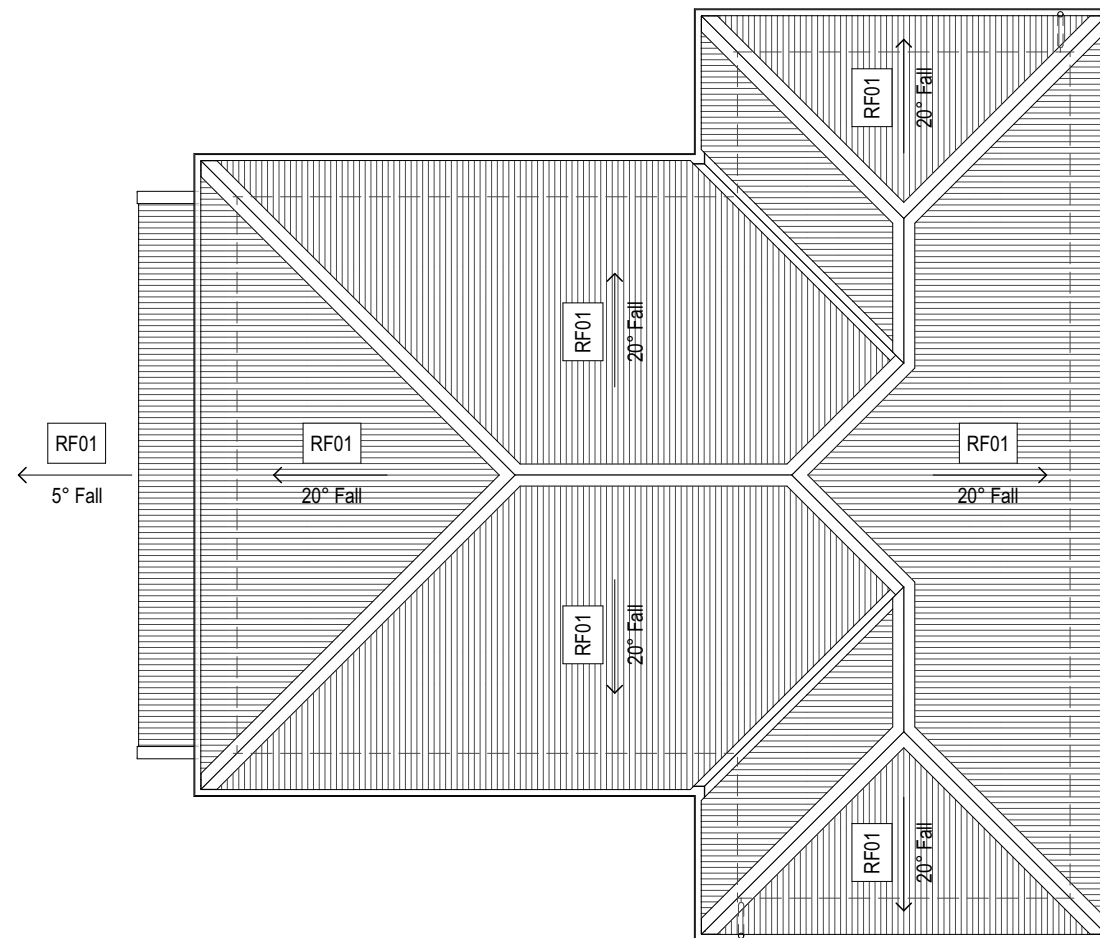
ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

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KEYNOTES

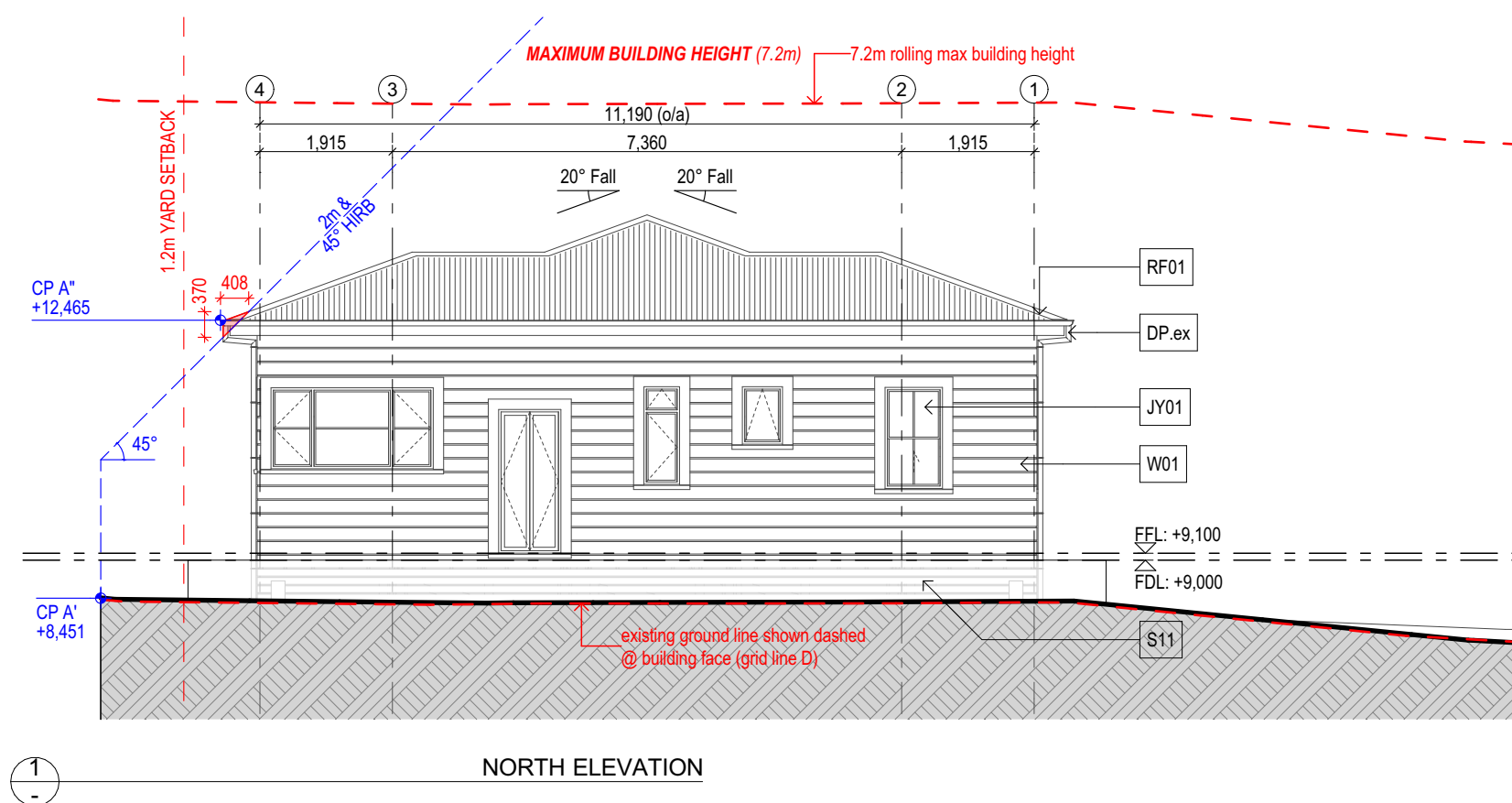
ROOFS

RF01 EXISTING ROOF
 Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

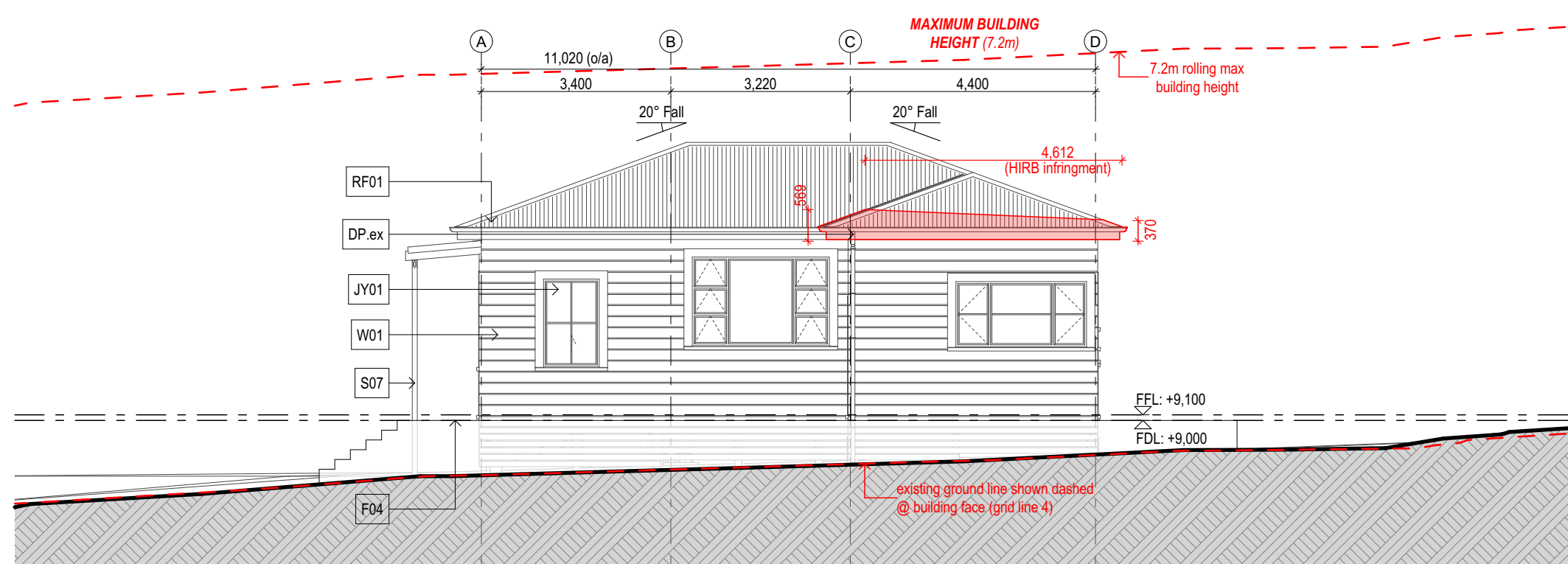


ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

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NORTH ELEVATION



EAST ELEVATION

KEYNOTES

FLOORS
 F04 **TIMBER DECK**
 New Timber deck, to be under 1m from NG to FDL & by others (not apart of this consent). Ensure to be built/completed prior to CCC.

WALLS
 W01 **EXISTING WEATHERBOARDS**
 Existing timber rusticated weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.

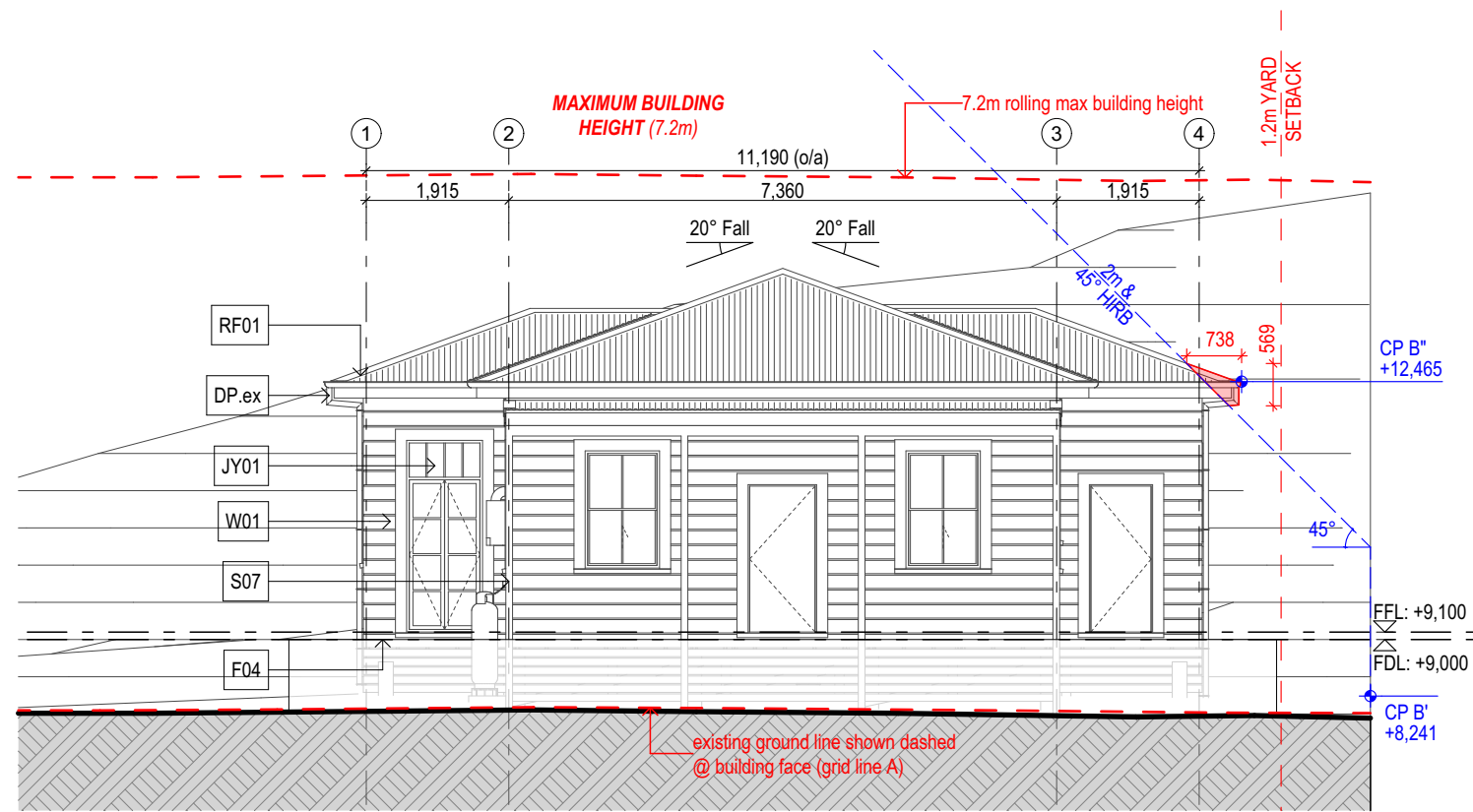
ROOFS
 RF01 **EXISTING ROOF**
 Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

EXTERIOR JOINERY
 JY01 **EXISTING JOINERY**
 Existing timber joinery. Replace any finishing lines or units that are effected from move.

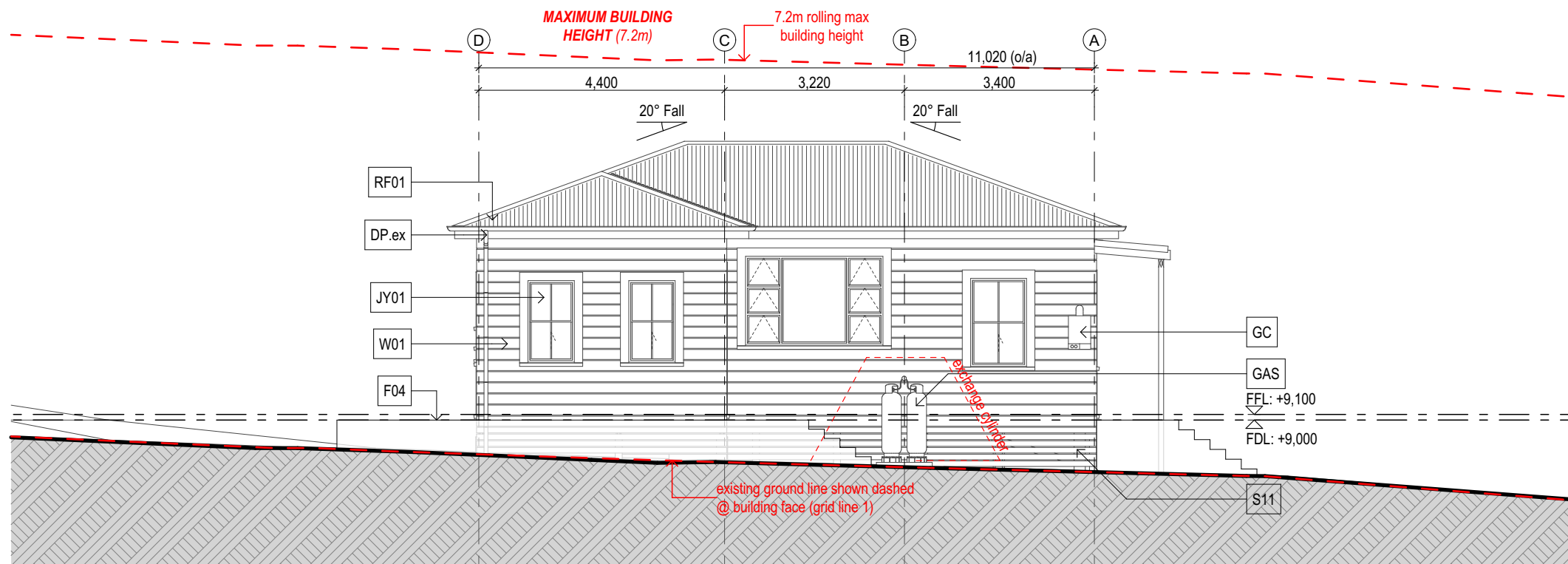
SERVICES - RAINWATER DISPOSAL
 DP.ex **DOWNPIPE - EXISTING**
 Existing downpipes to remain.

STRUCTURE
 S07 **NEW TIMBER POST**
 New H3.2 SG8 90x90 Timber post to support existing roof beam. Bolted to BS85 Stainless steel Bowmac I-shaped bracket. Post embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & SED design. Refer to structural engineering design. Concrete strength to be 20MPa min.
 S11 **SUBFLOOR BOARDS**
 New Timber 100x20 subfloor boards w/ min 20mm ventilation gaps between boards to comply as per NZS3604:2011 sec 6:14. Ensure sufficient subfloor access.

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023



1 - SOUTH ELEVATION



2 - WEST ELEVATION

KEYNOTES

FLOORS

- F04 **TIMBER DECK**
New Timber deck, to be under 1m from NG to FDL & by others (not apart of this consent). Ensure to be built/completed prior to CCC.

WALLS

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Existing timber rusticated weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.

ROOFS

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EXTERIOR JOINERY

- JY01 **EXISTING JOINERY**
Existing timber joinery. Replace any finishing lines or units that are effected from move.

SERVICES - RAINWATER DISPOSAL

- DP.ex **DOWNPIPE - EXISTING**
Existing downpipes to remain.

SERVICES - PLUMBING

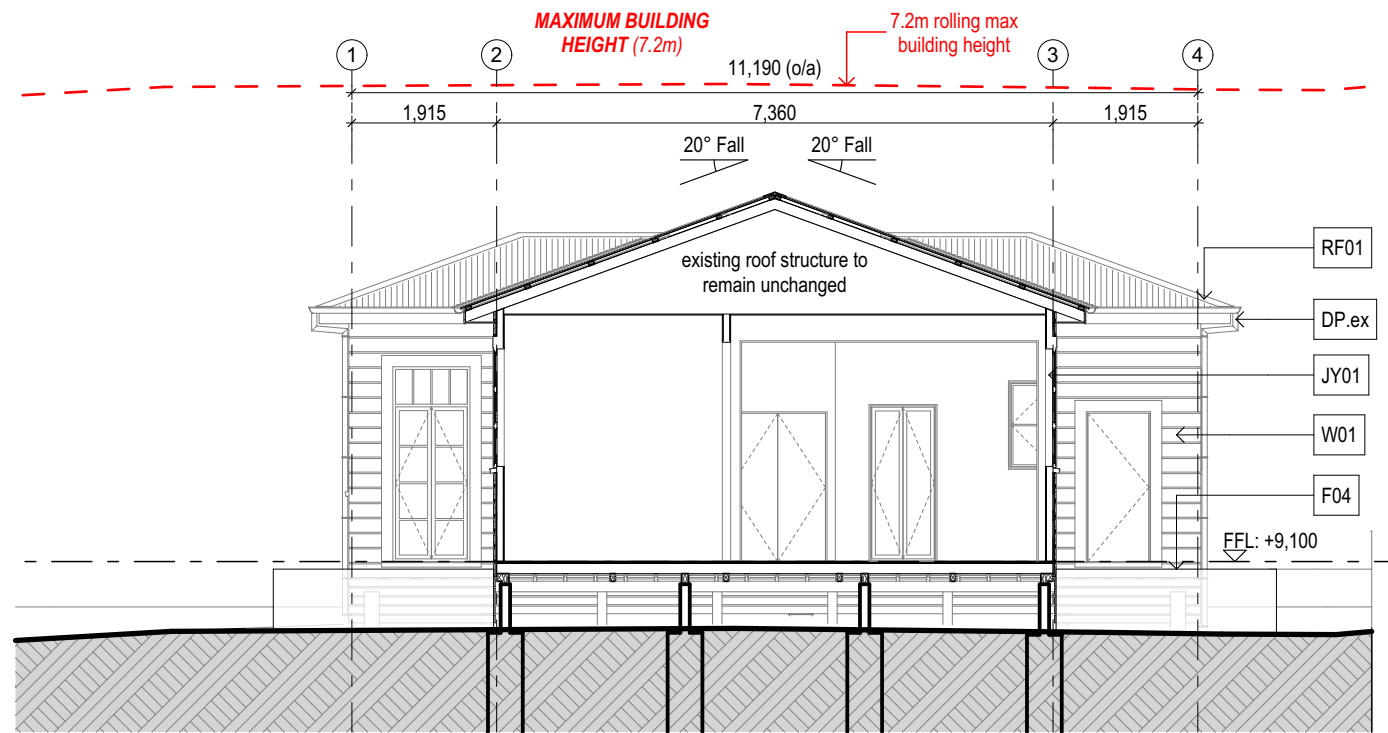
- GAS **GAS BOTTLE**
New gas bottle. To be located on new concrete plinth. To comply with G11. Selected Gas callifont to suit and ensure required seismic restraints (off the shelf system to come with gas bottle) is installed.
- GC **GAS CALLIFONT**
New Rinnai EF26 external gas callifont. Installed as per manufacturers specifications.

STRUCTURE

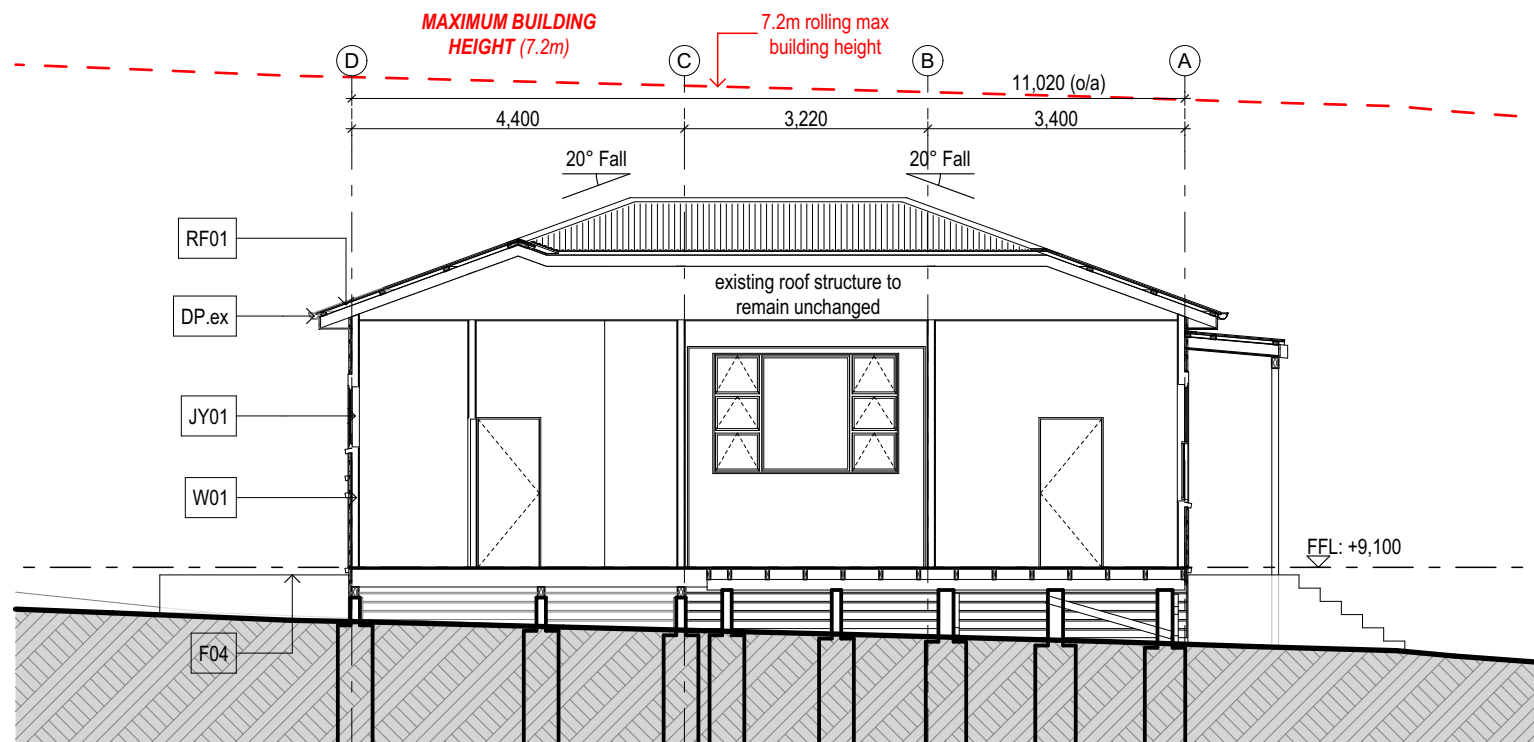
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- S11 **SUBFLOOR BOARDS**
New Timber 100x20 subfloor boards w/ min 20mm ventilation gaps between boards to comply as per NZS3604:2011 sec 6.14. Ensure sufficient subfloor access.

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023





1
- SECTION AA



2
- SECTION BB

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New Timber deck, to be under 1m from NG to FDL & by others (not apart of this consent). Ensure to be built/completed prior to CCC.

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Existing timber rusticated weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.

ROOFS

RF01 EXISTING ROOF
Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

EXTERIOR JOINERY

JY01 EXISTING JOINERY
Existing timber joinery. Replace any finishing lines or units that are effected from move.

SERVICES - RAINWATER DISPOSAL

DP.ex DOWNPIPE - EXISTING
Existing downpipes to remain.

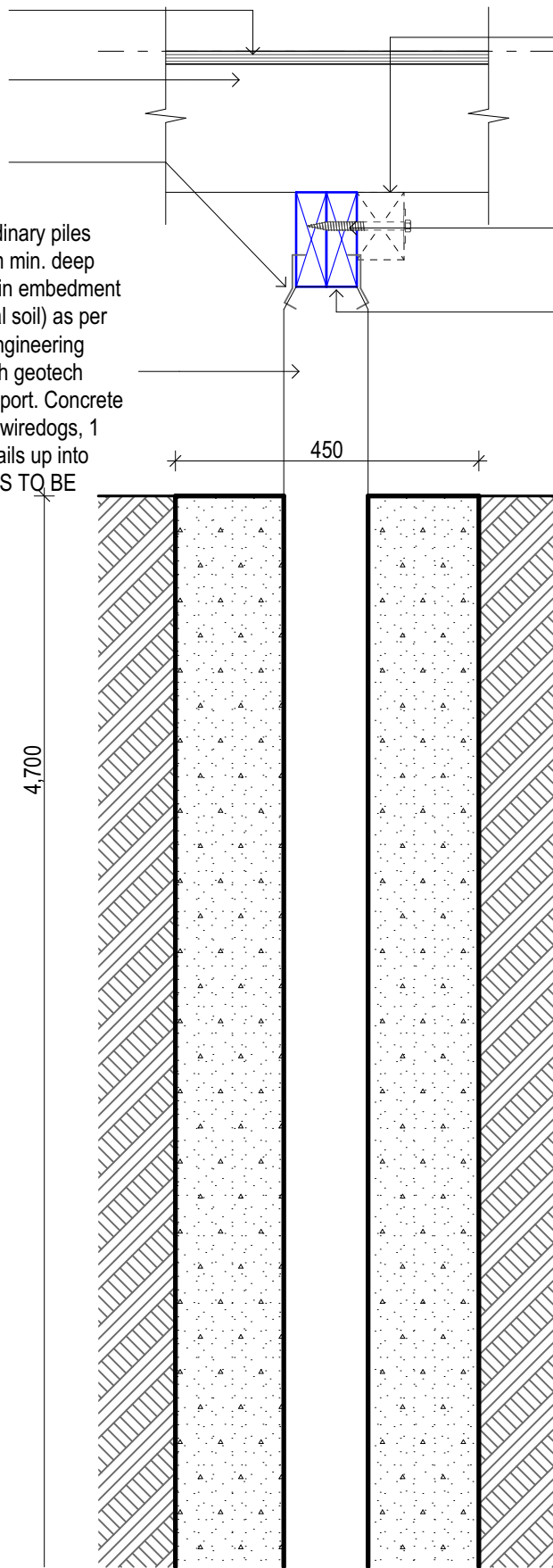
ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

Existing flooring to remain unchanged

Existing floor framing to remain unchanged

2/Wiredogs and 2/100x3.75 skew nails up into bearer for fixing

New 125x125sq H5 timber ordinary piles embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & Structural engineering design. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. 2x wiredogs, 1 per side & 2/100x3.75 skew nails up into bearer. ENSURE ALL FIXINGS TO BE STAINLESS STEEL.



ORIINDARY PILE DETAIL (2D)

If existing bearer is to remain, cut back 300mm either side of pile to allow for fixing of new bearer to joist. Existing portion of bearer to be fixed to new bearer with M12 coach screw @ 1200crs

New 2/140x45 SG8 H3.2 Timber bearers as per NZS3604 2011: 2.4.4.7. Refer to dimensions for max. span, max. cantilever 200mm.

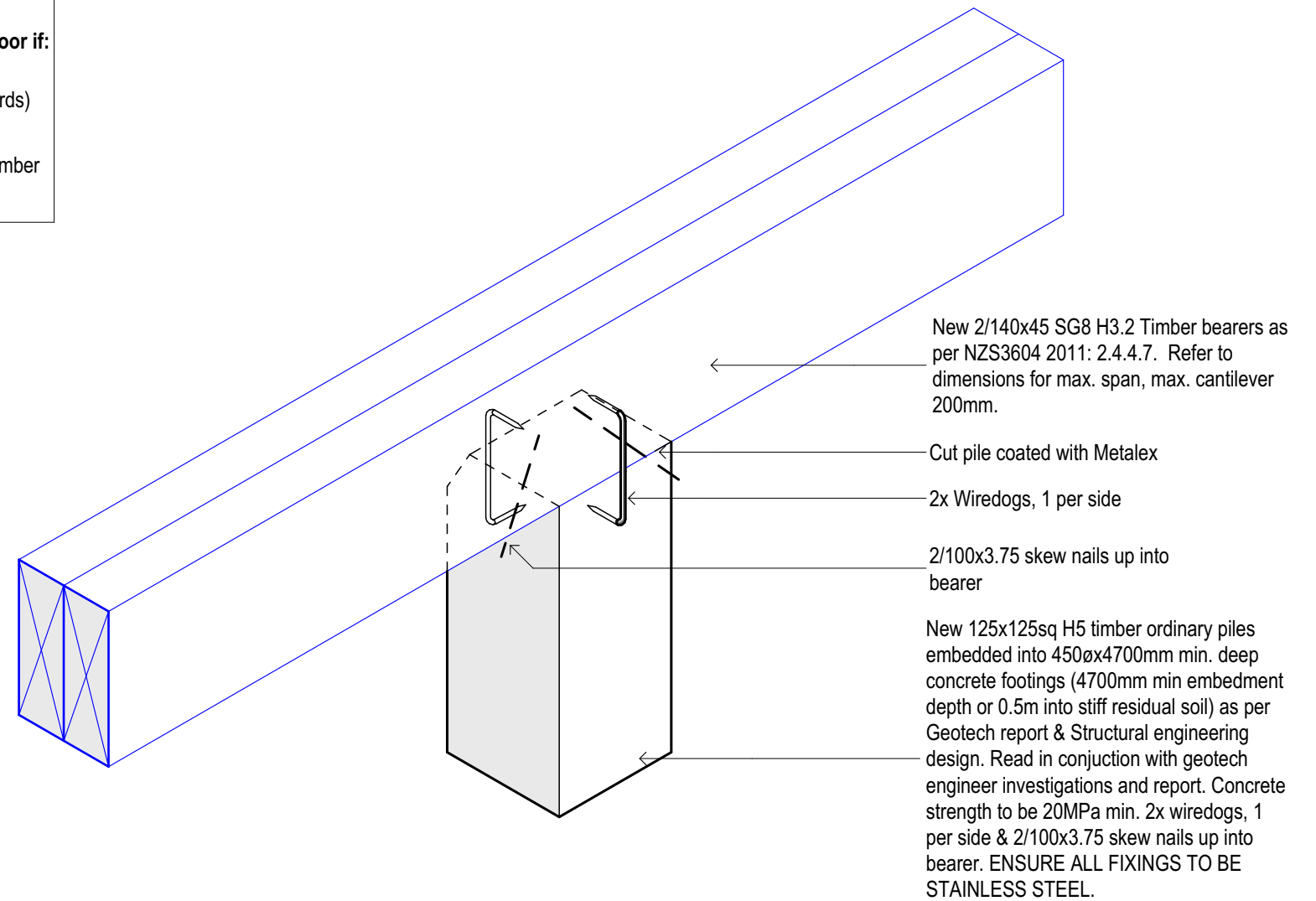
Cut pile coated with Metalex

Fixing durability requirements

Use Stainless Steel fixings for subfloor if:

- Seaspray zone (500m from coast)
- Exposed subfloor (including baseboards)
- Fixing within 600mm from ground
- Fixings in contact with CCA treated timber

otherwise use galv. steel fixings



ORIINDARY PILE DETAIL (3D)

1

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023



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T: 02102867410
E: OFFICE@RELOCATEIT.CO.NZ

Existing flooring to remain unchanged

Existing floor framing to remain unchanged

Fixing as per 12kn Lumberlok fixing detail joist to bearer, and bearer to pile

New 200x200sq H5 timber anchor piles embedded into 450x4700mm min. deep concrete footings (4700mm min embedment depth or 0.5m into stiff residual soil) as per Geotech report & Structural engineering design. Ensure pile/pole is no more than 600mm max. height from cleared ground. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing. ENSURE ALL FIXINGS TO BE STAINLESS STEEL.

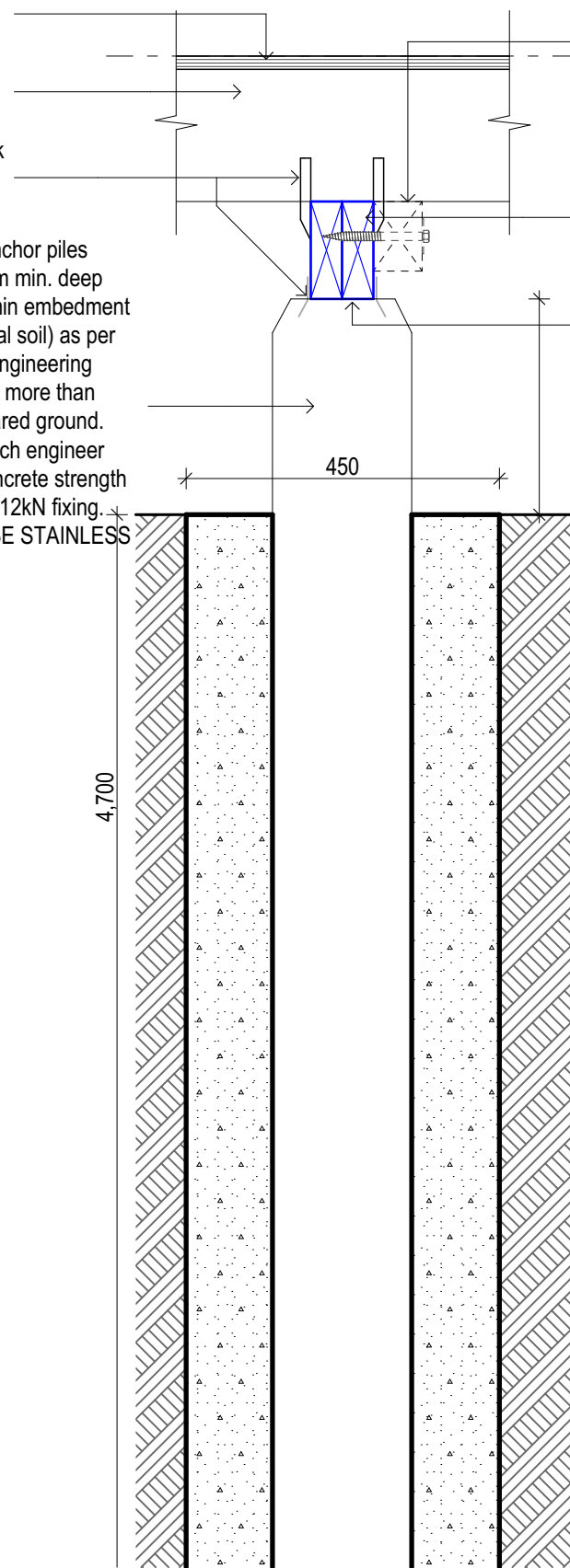
If existing bearer is to remain, cut back 300mm either side of pile to allow for fixing of new bearer to joist. Existing portion of bearer to be fixed to new bearer with M12 coach screw @ 1200crs

New 2/140x45 SG8 H3.2 Timber bearers as per NZS3604 2011: 2.4.4.7. Refer to dimensions for max. span, max. cantilever 200mm.

Cut pile coated with Metalex

600 max. pile height, 300 min. pile height (150min. if DPC used between pile and bearer)

Fixing durability requirements
Use Stainless Steel fixings for subfloor if:
 - Seaspray zone (500m from coast)
 - Exposed subfloor (including baseboards)
 - Fixing within 600mm from ground
 - Fixings in contact with CCA treated timber
otherwise use galv. steel fixings

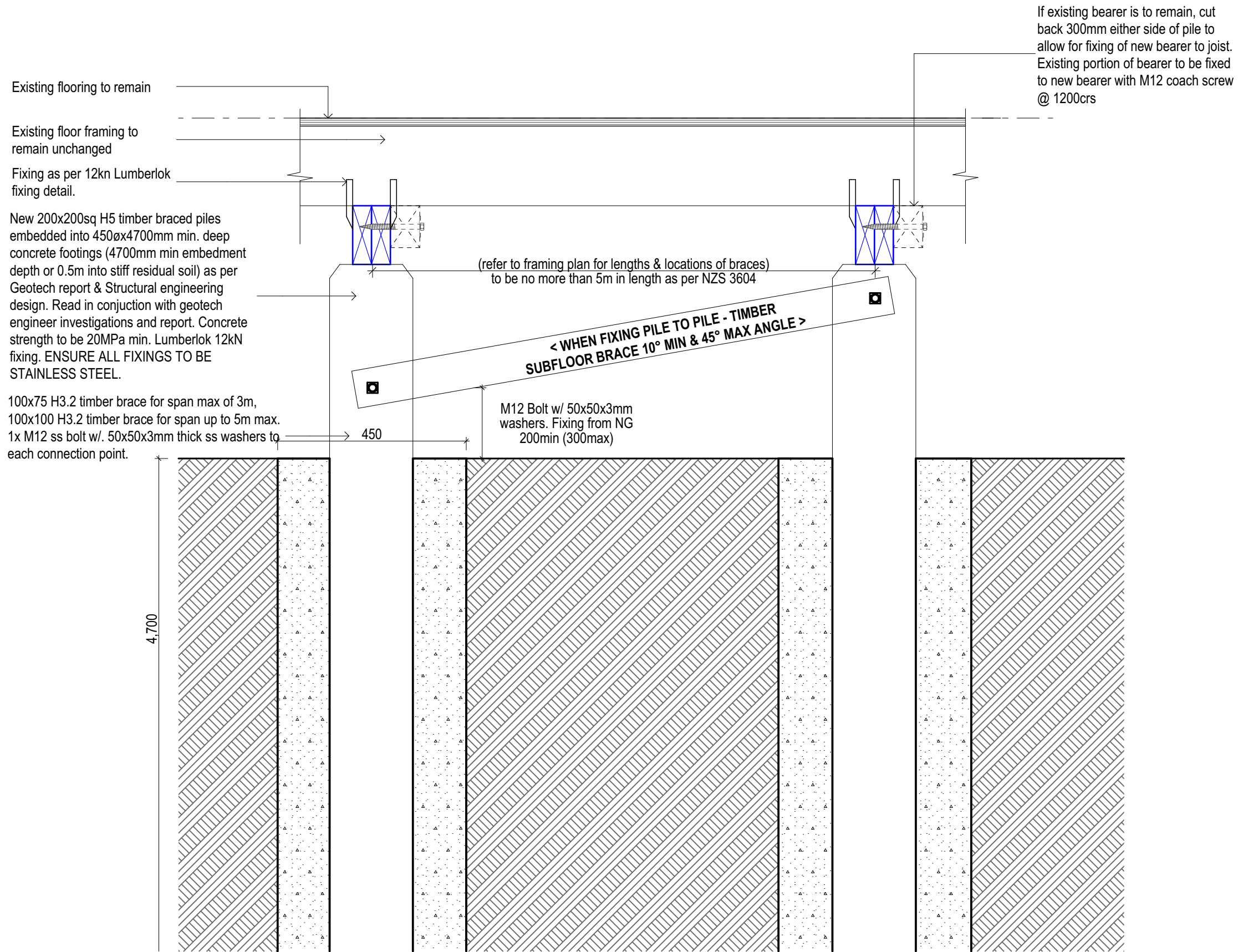


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ANCHOR PILE DETAIL

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023



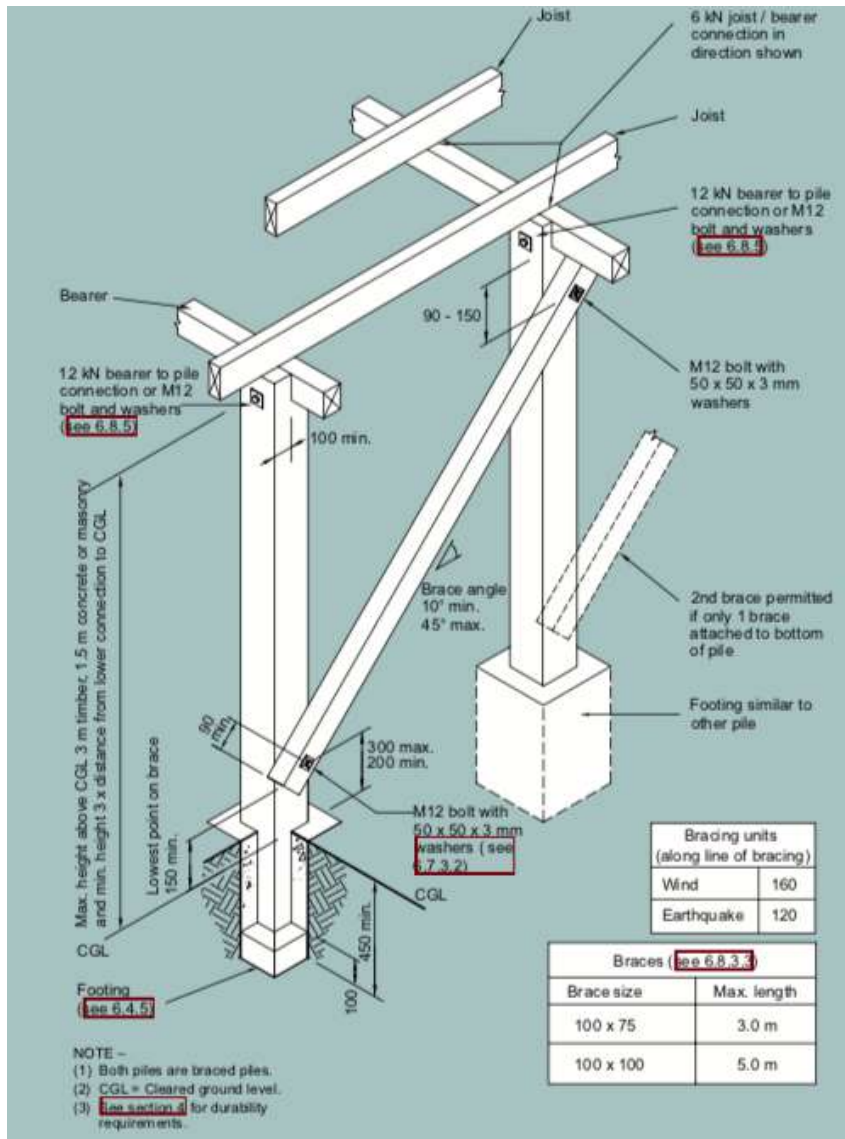


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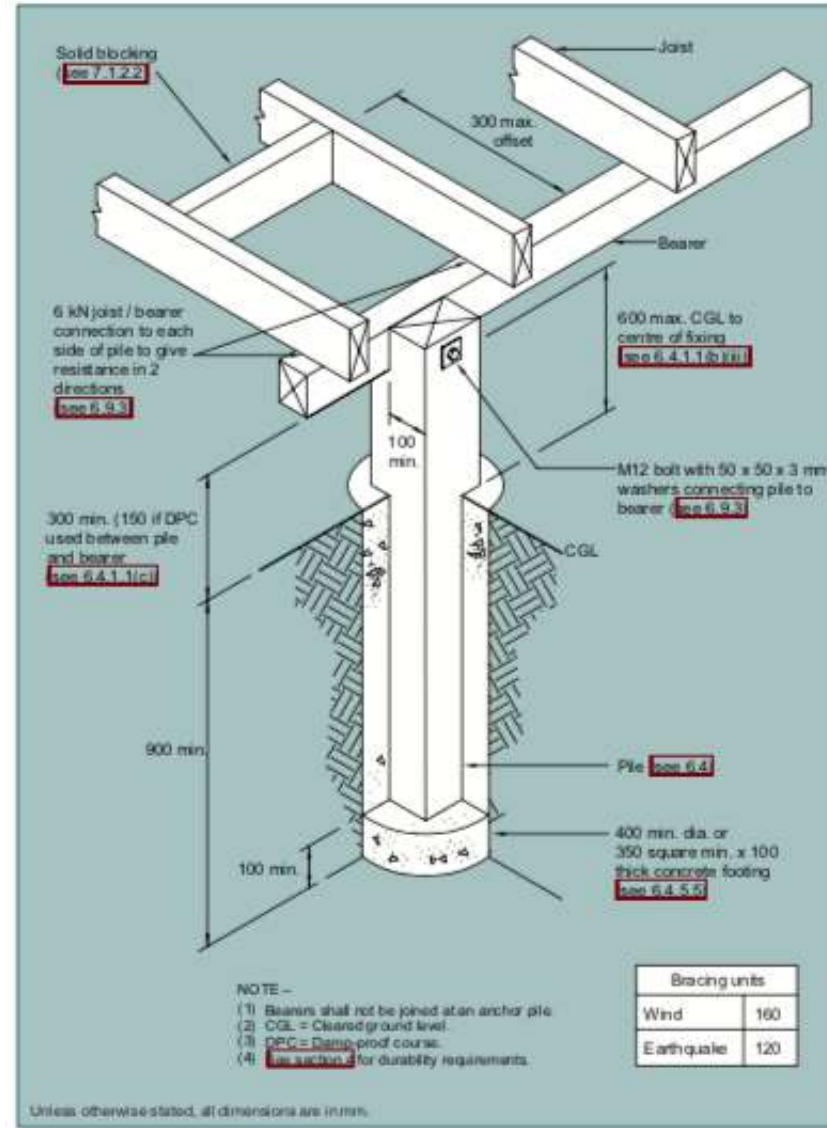
BRACED PILE DETAIL

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

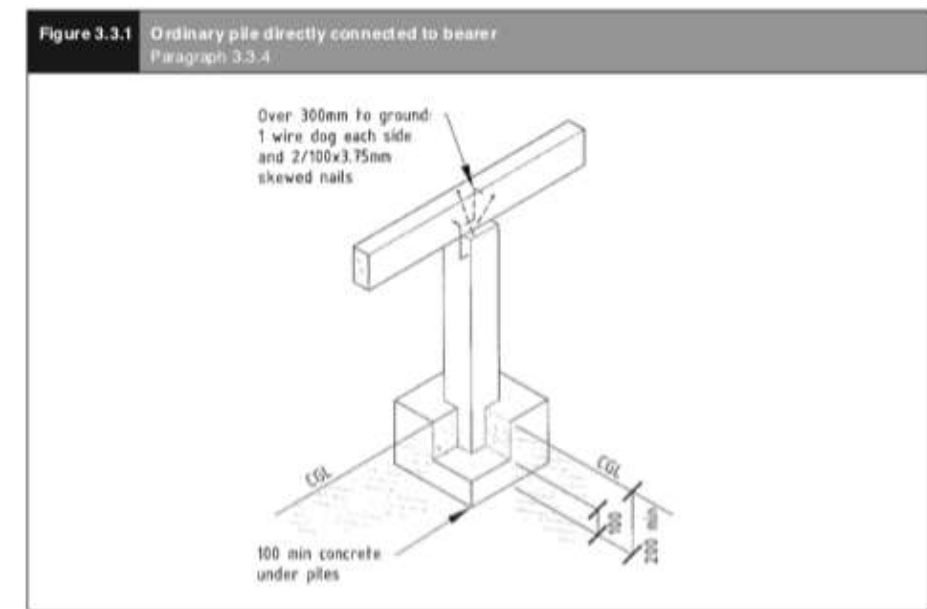




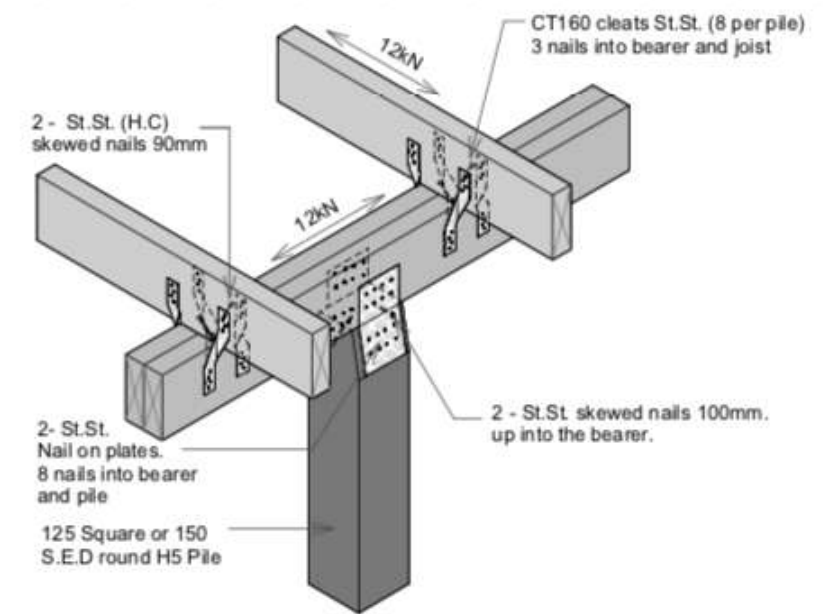
1 BRACED PILE_PILE TO PILE CONNECTION 3604



2 ANCHOR PILE_PILE TO BEARER ONLY 3604



3 STANDARD PILE DETAIL



12kN Connection

4 12KN PILE CONNECTION

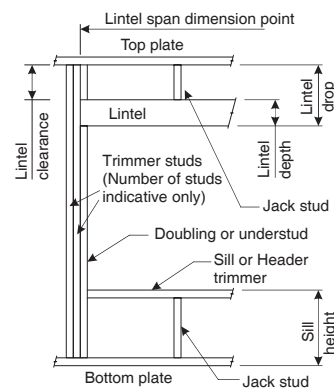
ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Roof Tributary Area	Lintel Supporting Girder Trusses					
	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

- NOTES:**
- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
 - Assumed girder truss is at mid-span or middle third span of lintel
 - Use similar fixings for both ends of lintel
 - All other cases require specific engineering design

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone				Heavy Roof Wind Zone					
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
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LINTEL FIXING OPTIONS

TYPE E 1.4kN

TYPE F 4.0kN

TYPE G 7.5kN

TYPE H 13.5kN



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MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100
www.mitekznz.co.nz

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8891
Fax: 03-348 0314

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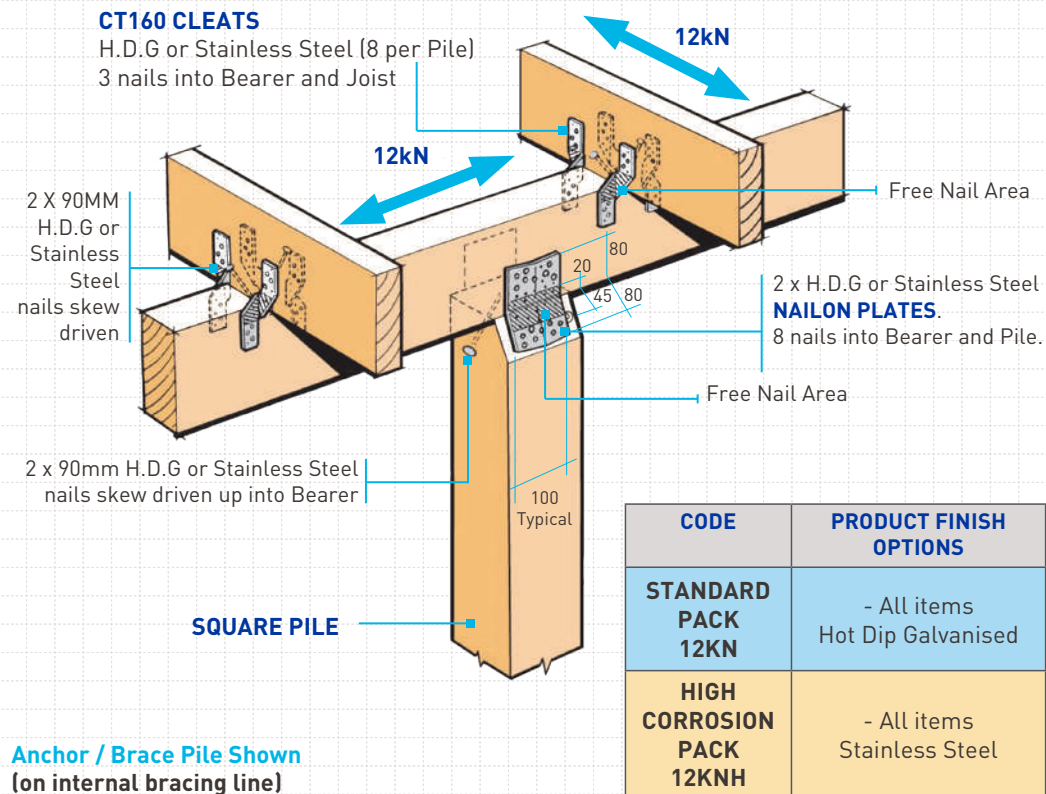
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12kN PILE FIXING

FOR BRACED PILES OR ANCHOR PILES

- The 12kN Pile Fixing must be installed in accordance with this brochure.
- Auckland University Tested Ref. 4613.
- All Subfloor construction must be in accordance with NZS 3604:2011.
- NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer clause 7.1.2.
- Joists deeper than 150mm require solid nogging over braced or anchor pile.



Anchor / Brace Pile Shown (on internal bracing line)

AVAILABLE FROM LEADING BUILDERS SUPPLY MERCHANTS THROUGHOUT NEW ZEALAND

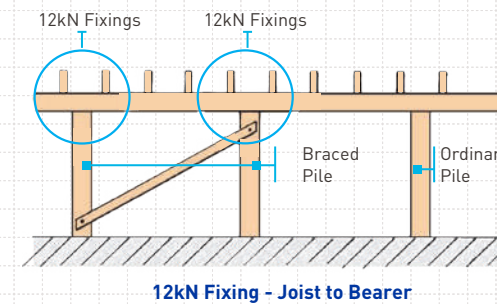
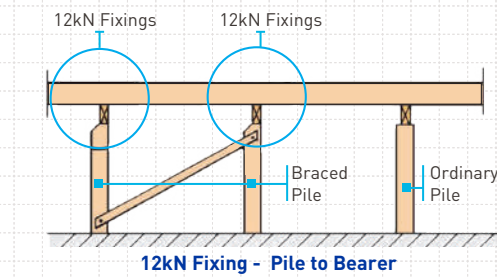
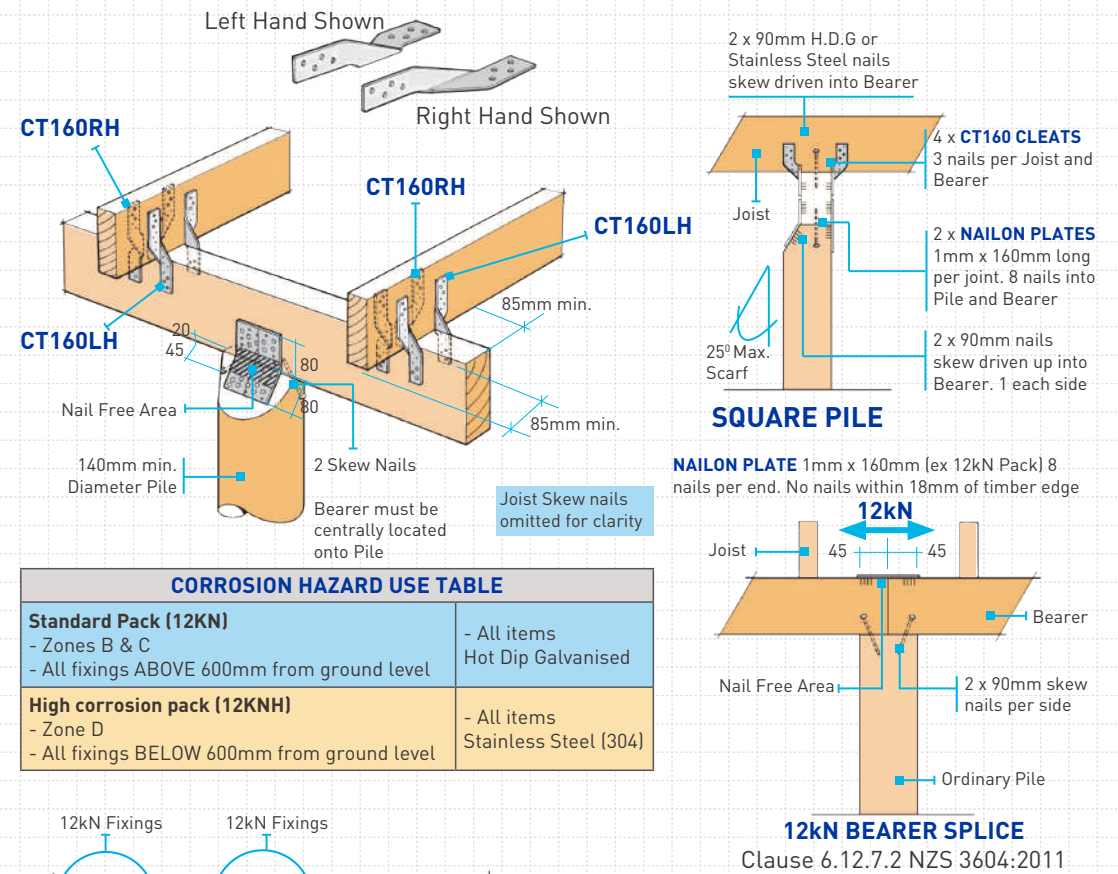
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LUMBERLOK
Timber Connectors

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12kN PILE FIXING



12kN Joint Fixing Schedule

- PILE TO BEARER**
 - Nailon Plate (2 per joint) 1mm x 100mm (Typical) x 160mm long
 - 8 Nails per Plate into Pile
 - 8 Nails per Plate into Bearer
 - 2 Skew Nails 90mm (1 per face)
- JOIST TO BEARER**
 - CT160 Cleats (4 per Joist) 160mm long
 - 3 Nails per Cleat into Joist
 - 3 Nails per Cleat into Bearer
 - 2 Skew Nails 90mm (1 per side)
- NAILS**
 - 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. St. Steel Nails (12KNH Pack only)

12kN Pile Set Contents

- Each set represents 1 x 12kN Pile Fixing (4 per carton)
- 2 x Nailon Plates 160mm long
- 8 x CT160 Cleats
- 80 x 45mm x 3.55 dia. Spiral Nails
- 90mm x 4 dia. St. Steel Angular Groove 6 - 12KNH Pack

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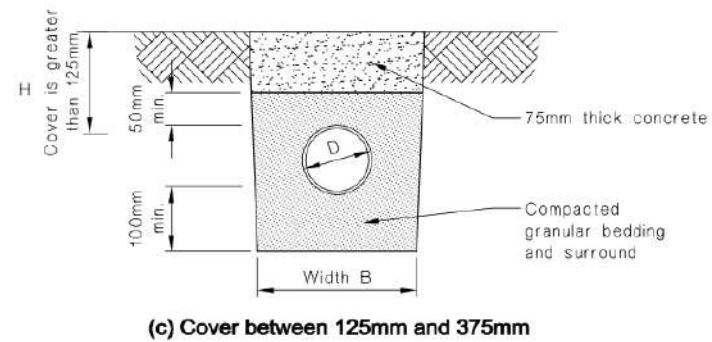
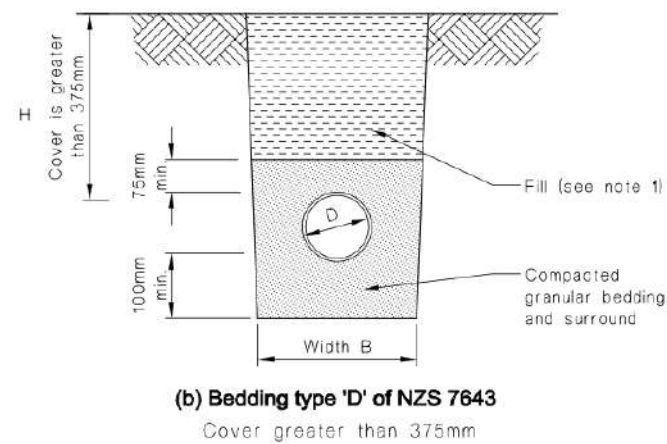
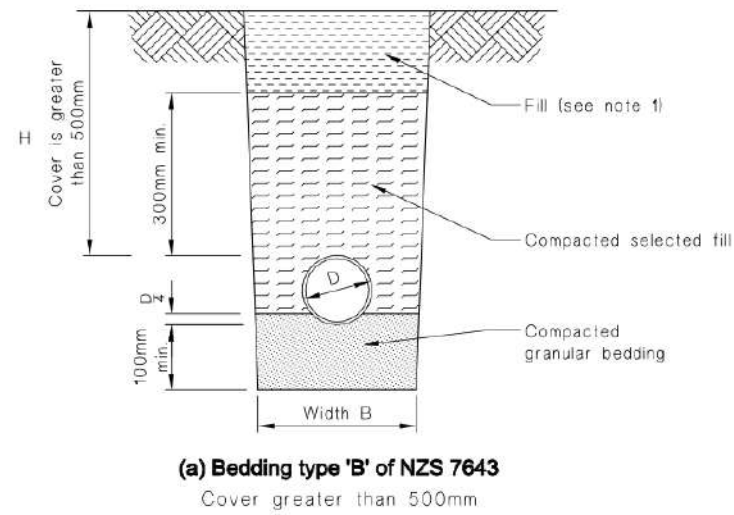
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Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



NOTE:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9

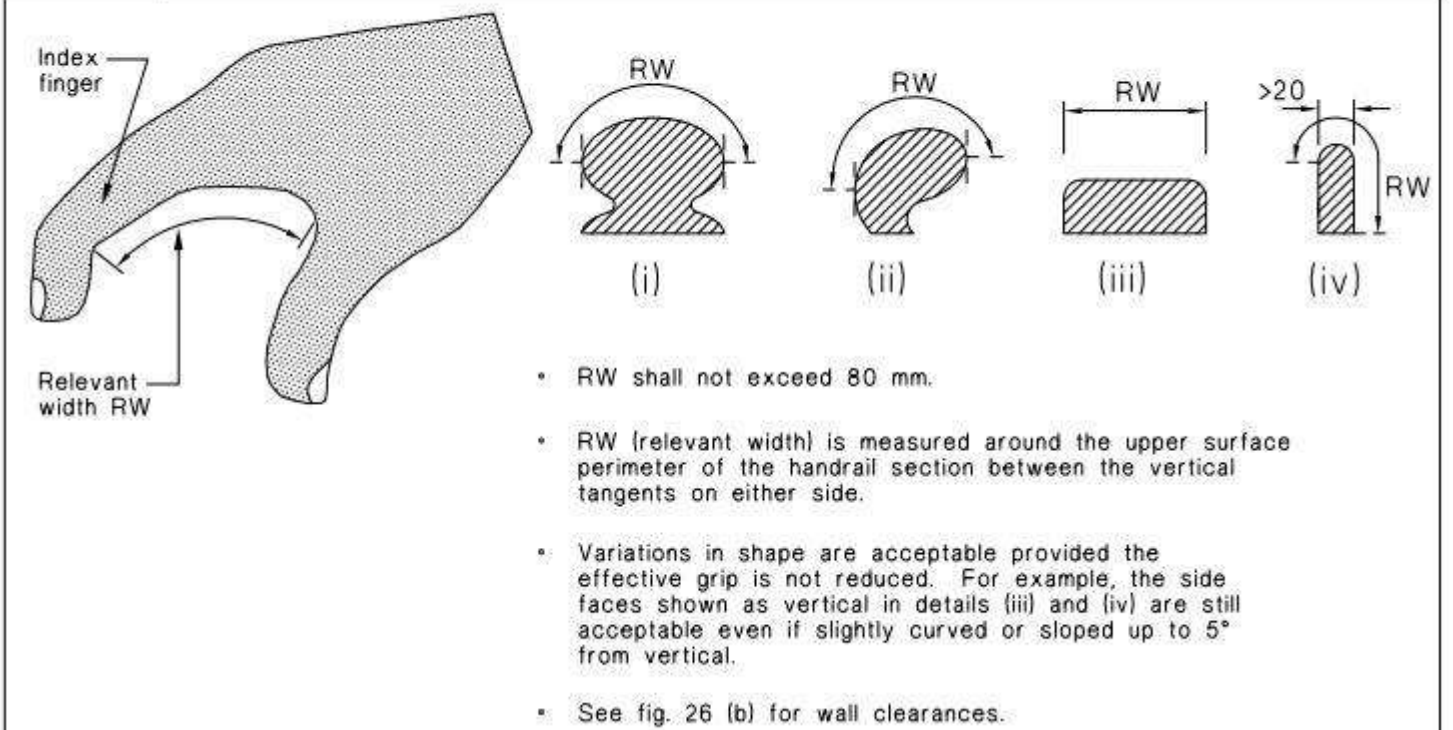
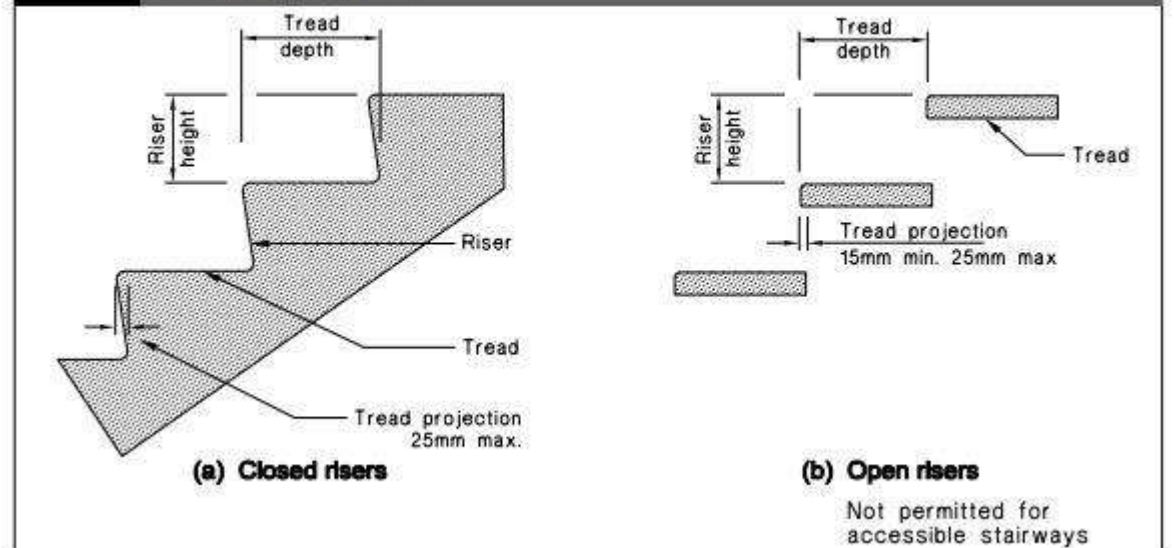
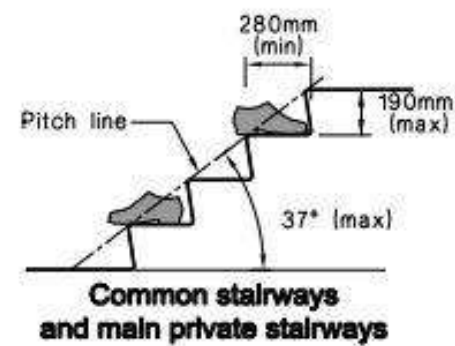


Figure 12: Measurement of Rise and Tread Depth
Paragraphs 4.1.2 and 4.1.6



TYPICAL DETAILS

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023

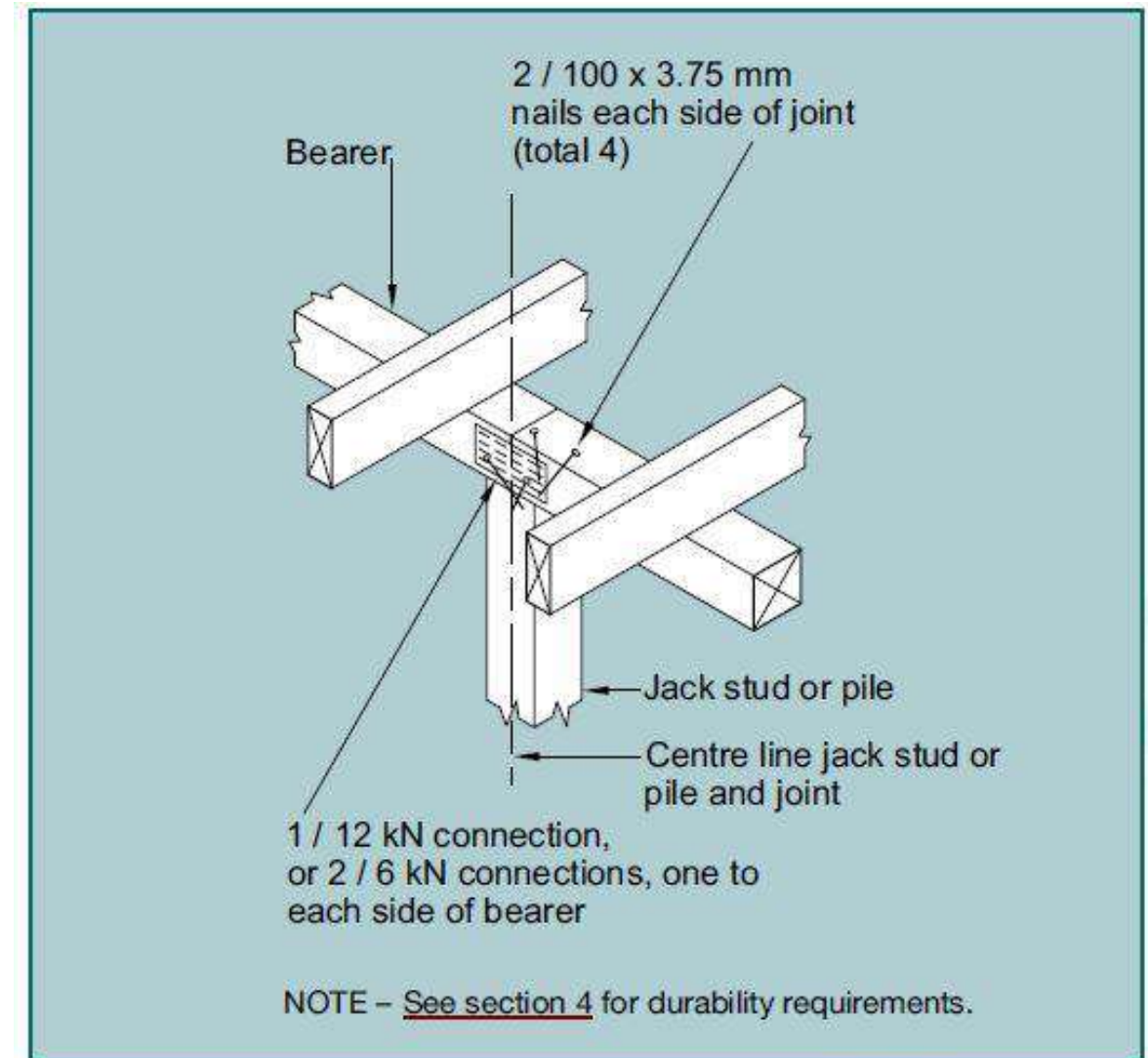
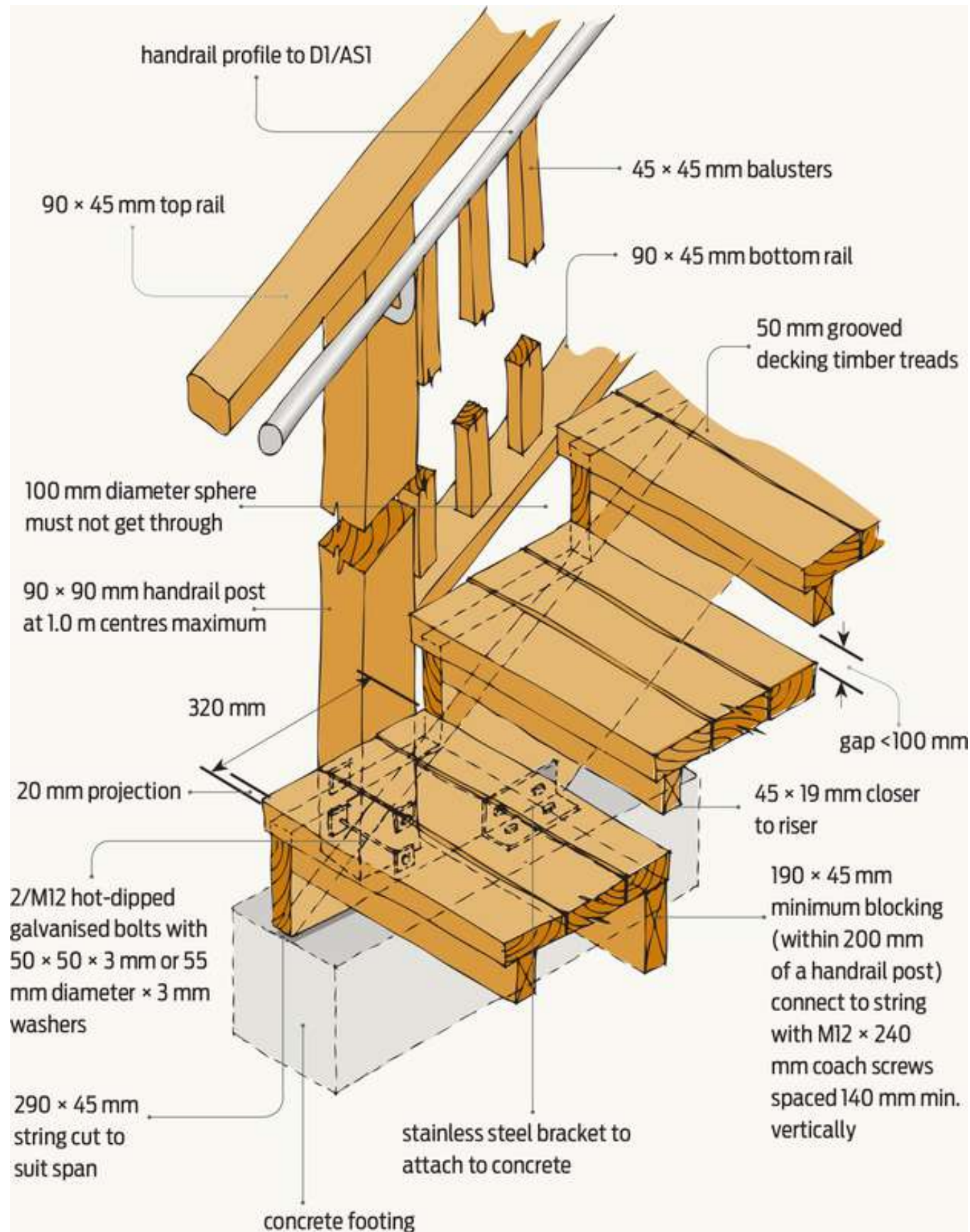
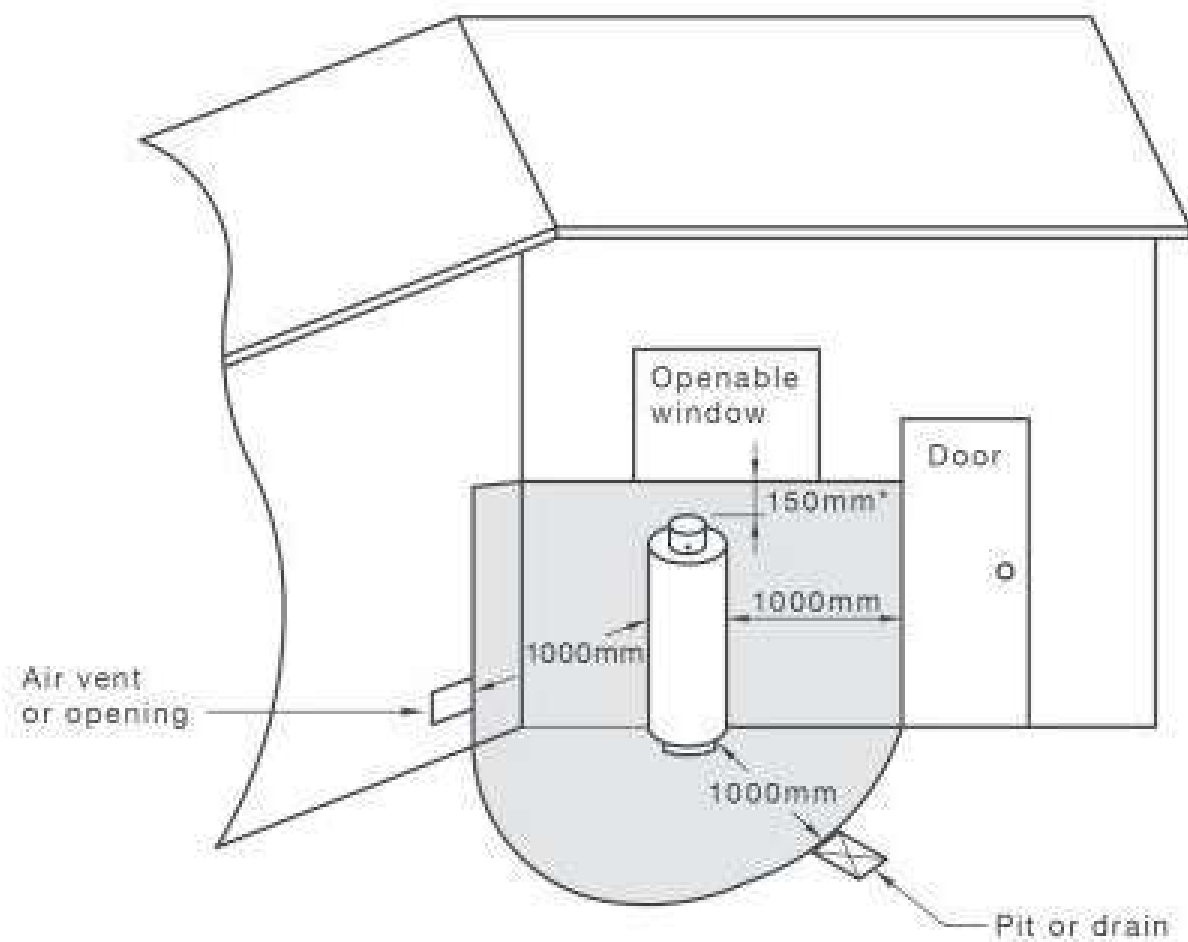


Figure 6.19 – Joints in bearers (see 6.12.7.1 and 6.12.7.2)

TYPICAL DETAILS

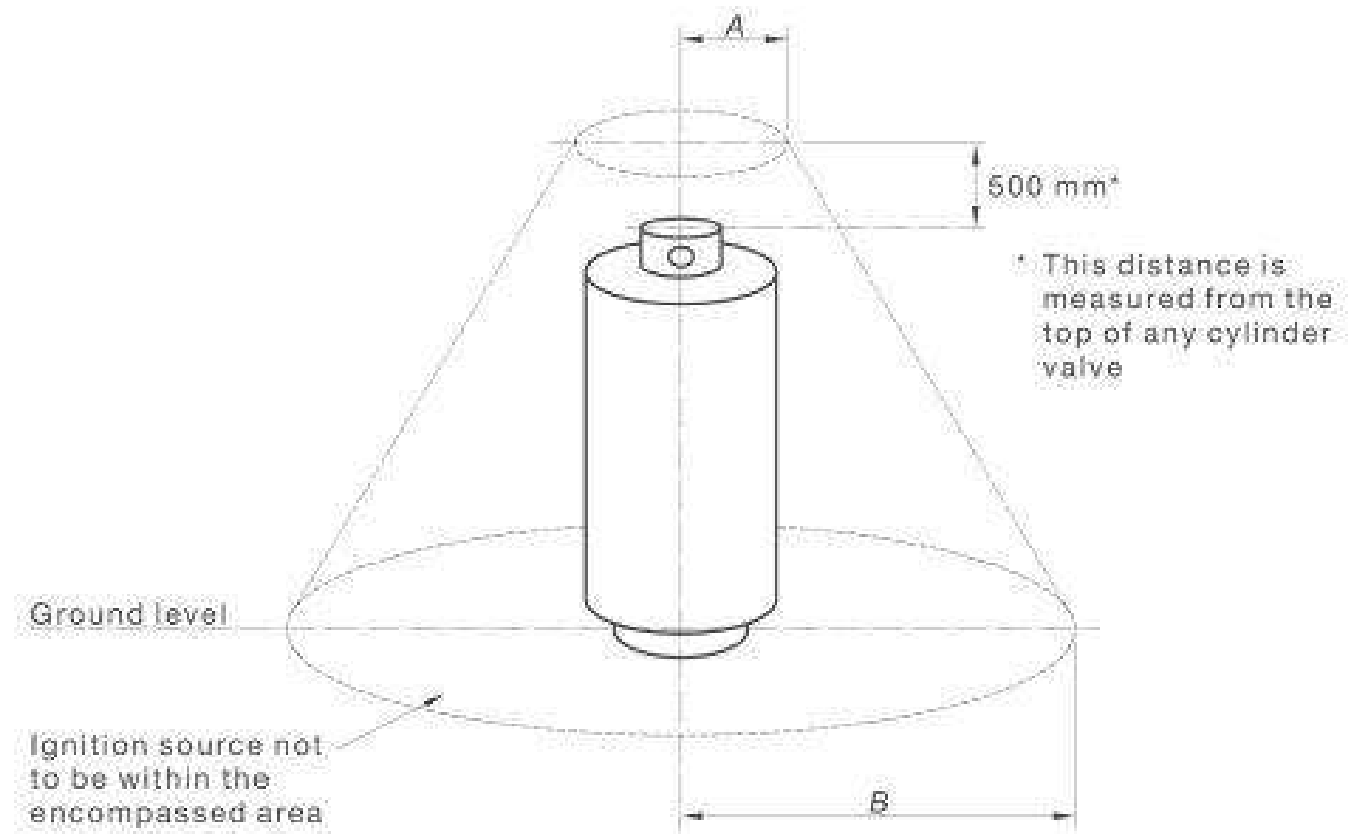
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BUILDING CONSENT		10/11/2023



* This distance is measured from the top of any cylinder valve

NOTE: In New Zealand, if the quantity of LP Gas totals 100 kg or more, the separation distance to openings into buildings increases to 2 m.

FIGURE 4.2 EXCHANGE CYLINDER LOCATION



* This distance is measured from the top of any cylinder valve

Radius	Exchange cylinder mm	In-situ fill cylinder mm
A	500	1500
B	1500	3500

FIGURE J3 MINIMUM CLEARANCE TO IGNITION SOURCES

TYPICAL DETAILS

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023



Rinnai INFINITY EF26



Description

Designed and made in Japan, the Rinnai INFINITY EF26 is an external gas condensing continuous flow hot water heater with inbuilt frost protection. It has electronic ignition and requires electricity to operate. It is factory preset to deliver water at 55 °C (maximum set temperature is 65 °C).

Scope of use

Suitable for RESIDENTIAL applications only. The EF26 is designed to be externally mounted on an outside wall and located as close as practicable to the most frequently used hot water outlets to reduce the delay for hot water delivery.

It is not suitable as a spa or swimming pool heater, or for hydronic applications. It is also not suitable as a gas boost for solar installations as the temperature cannot be set high enough.

Hard or acidic water will need to be treated to use this product.

REU number	E2626W-ZK
Code Natural Gas	INFEF26N
Code LPG	INFEF26L
Thermal efficiency on high	91.5%
Hot water capacity	1.5-26 L/min
Hot water capacity at a 25° rise	26 L/min 1560 L/h
Input	16.3-175 MJ/h
Output	44.5 kW
Weight	18 kg
Nominal operating pressure	220-1000 kPa
Connection - hot	R ¾ (20 mm)
Connection - cold	R ¾ (20 mm)
Connection - gas	R ¾ (20 mm)
Connection - condensate	R ½ (15 mm)
Ingress protection rating	IPX5
Noise level (1 m) away	50 dB(A) approx.
Power consumption	
• normal	63 W
• standby	2 W
• automatic frost protection	92 W

Please note

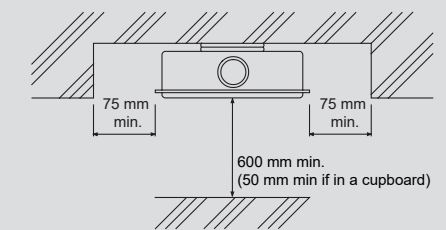
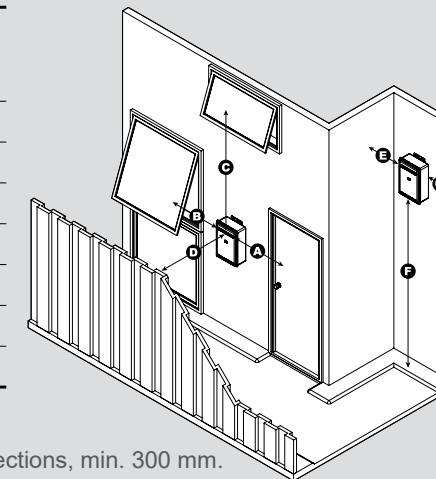
Joining units together is not possible. The EF26 model is unable to be electronically manifolded.

GENERAL FLUE CLEARANCES:

External models

Internal models

Dim.	A-Series, EF26	N56kWe, HD49kWe ¹ , HD250
A	Min. 300 mm	Min. 500 mm
B	Min. 300 mm	Min. 500 mm
C	Min. 1.5 m	Min. 1.5 m
D	Min. 500 mm	Min. 500 mm
E	Min. 300 mm	Min. 300 mm
F	Min. 300 mm*	Min. 300 mm ²
G	Min. 300 mm	Min. 300 mm



Below eaves, balconies, and other projections, min. 300 mm.

From a gas meter 1000 mm. From an electricity meter or fuse box, min. 500 mm.

¹ If the HD49kWe is downrated to a 26 L unit (MJ rating decreases) then the clearances shift to the A-Series / EF26 column

² Rinnai recommend 1.5 m to give enough clearance for the pipe work, and to safely expel flue gases.

TYPICAL DETAILS

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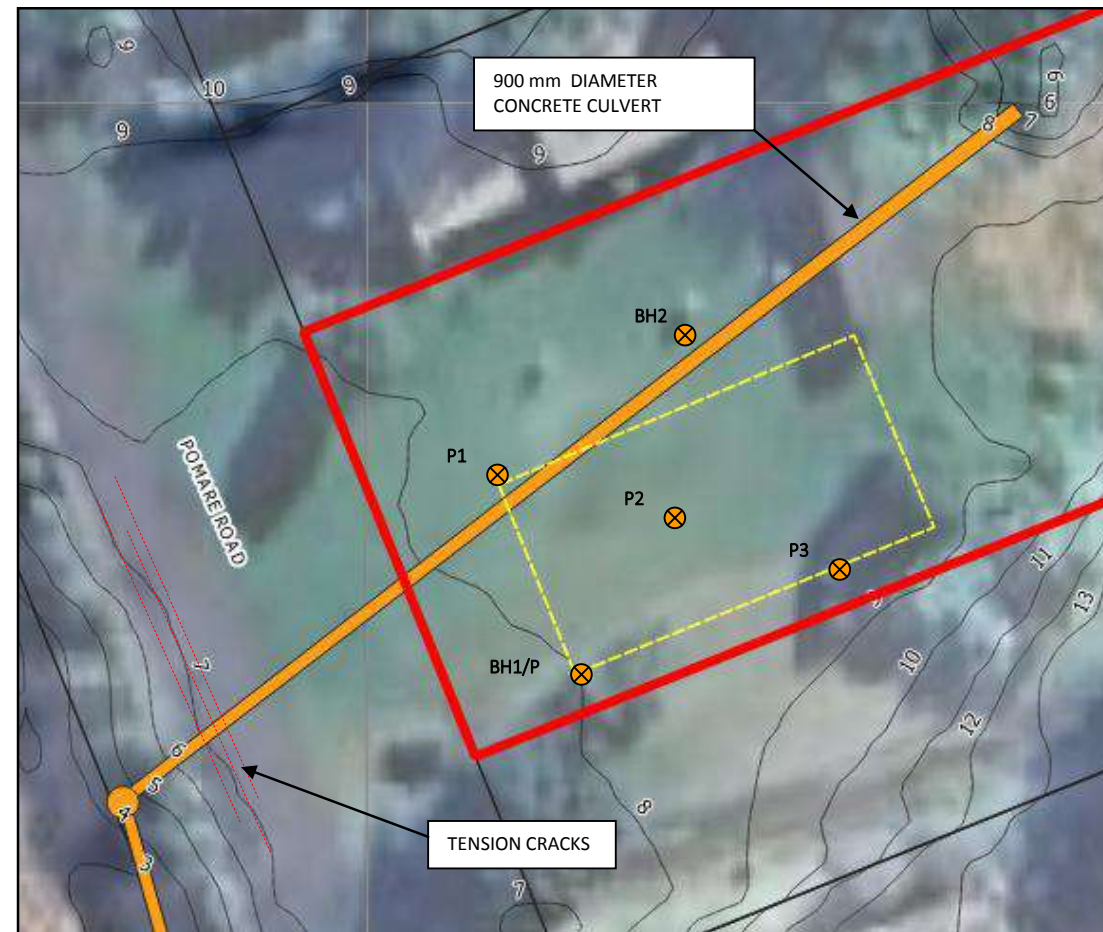


Figure 5. Geotechnical Test Location Plan

9 Subsurface Conditions

9.1 Ground Conditions

The borehole logs and penetrometer profiles included in Appendix B show the ground conditions encountered beneath the site during the site investigation.

The subsurface conditions encountered during the ground investigation are summarised below.

9.1.1 Topsoil

The investigations indicate that the site is underlain by brown clayey silt (Topsoil) to a depth of 0.1 metres below ground level (m bgl).

9.1.2 Fill

Fill was encountered beneath the topsoil in all the boreholes completed at the site.

Hand auger boreholes BH1 and BH2 encountered fill typically comprising stiff to very stiff clayey silt, gravelly silt and silty clay to depths of 3.6 m and 5.0 m bgl respectively. The fill was variable and contained roots, rootlets, fine to coarse and fine to medium gravel. Undrained shear strengths measured in the fill ranged from 63 to greater than 143 kPa.

VISION REF: J15470

7



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REV:

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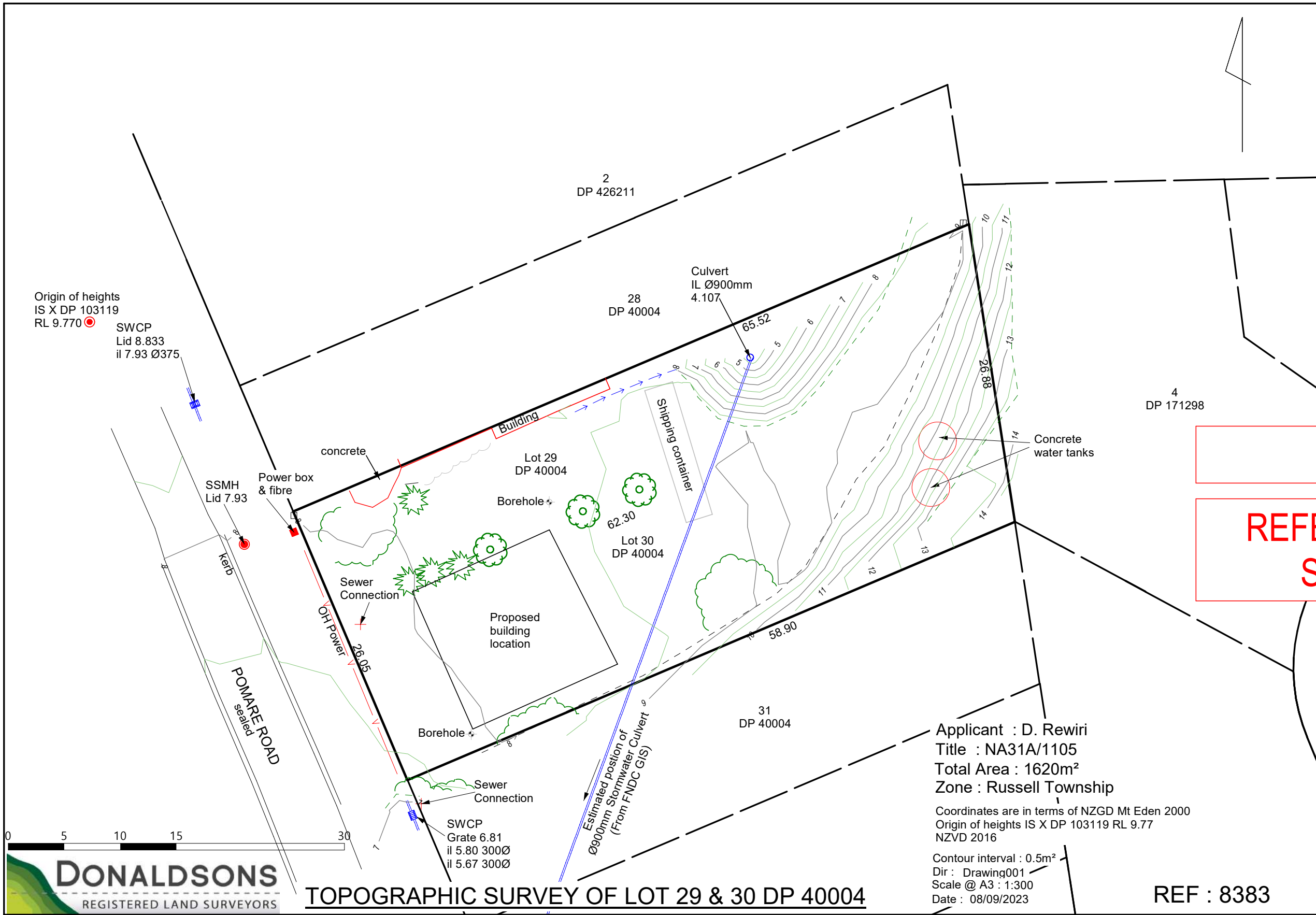
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REPORT

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NTS

REFER TO SITE SURVEY

Land / engineering Surveyors & development planners - 90 Kerikeri Road, Kerikeri, Northland, New Zealand - www.donaldsons.net.nz - em: info@donaldsons.net.nz - p:09 4079182

ISSUE	REV	DATE
BUILDING CONSENT		10/11/2023



6 December 2023

Debra May Rewiri
C/- Relocate It
Level 1 2A/485 Khyber Pass Road
Newmarket
Auckland

Dear Sir / Madam,

Building consent number: EBC-2024-520/0
Property ID: 3318212
Address: 9 Pomare Road, Russell 0202
Description: Relocatable dwelling

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
[Far North Proposed District Plan \(isoplan.co.nz\)](http://isoplan.co.nz)

The site is zoned **Russell Township** under the District Plan and Resource Consent is required for breach of the following:

Rule:	10.9.5.1.6 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions), except that: (a) a building may exceed this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m (refer to Recession Plane Diagram B within the definition of Recession Plane in Chapter 3 – Definitions).
Reason:	Noncompliance shown.
Rule:	15.1.6B.1.1 ON-SITE CAR PARKING SPACES
Reason:	Two car parking spaces are required but only one is shown.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully



Leeanne Tane
PIM Officer
Delivery and Operations

Emailed to: arama@relocateit.co.nz; rewiri.boyce@xtra.co.nz

Property ID: 3318212

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2024-520/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:



Position:

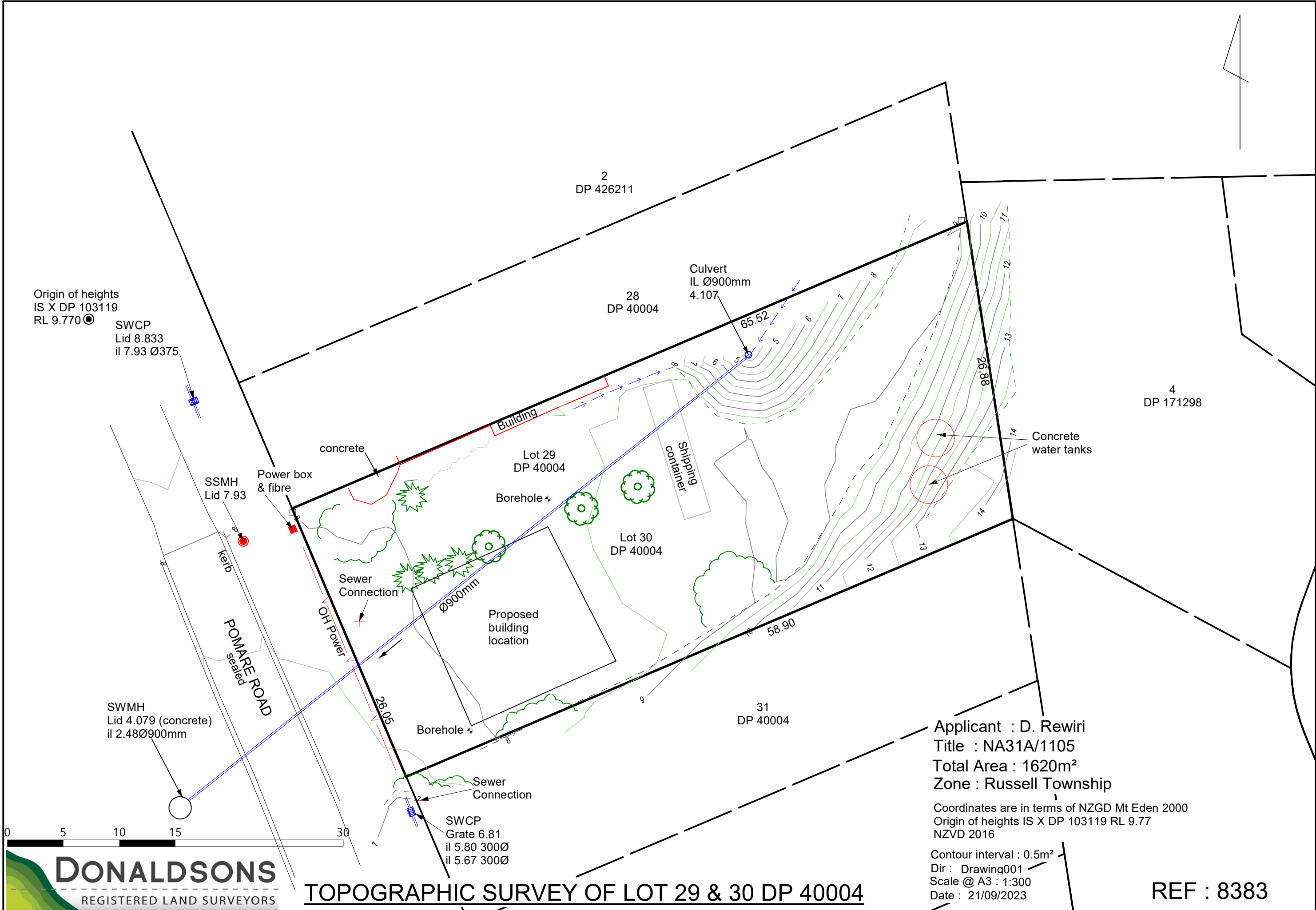
Trent Blakeman
Manager - Building Services

On behalf of:

Far North District Council (Building Consent Authority)

Date:

6 December 2023



Origin of heights
IS X DP 103119
RL 9.770

SWCP
Lid 8.833
il 7.93 Ø375

SSMH
Lid 7.93

SWMH
Lid 4.079 (concrete)
il 2.48Ø900mm

SWCP
Grate 6.81
il 5.80 300Ø
il 5.67 300Ø

Culvert
IL Ø900mm
4.107

Applicant : D. Rewiri
Title : NA31A/1105
Total Area : 1620m²
Zone : Russell Township

Coordinates are in terms of NZGD Mt Eden 2000
Origin of heights IS X DP 103119 RL 9.77
NZVD 2016

Contour interval : 0.5m²
Dir : Drawing001
Scale @ A3 : 1:300
Date : 21/09/2023

TOPOGRAPHIC SURVEY OF LOT 29 & 30 DP 40004

REF : 8383





GEOTECHNICAL REPORT

9 Pomare Road, Russell

Prepared for

Deb Rewiri



11/09/2023

Report Information Summary

Job no.	J15470
Report Author	Harry Miller
Report Reviewer	Dan Simmonds
Version No.	1
Status	Final
Date	11/09/2023

Version No.	Date	Description
1	11/09/2023	Final issued to client.

Document Acceptance

Action	Name	Signed	Date
Author	Harry Miller	 Graduate Engineering Geologist, BSci (Geo)	11/09/2023
Reviewer	Dan Simmonds	 Senior Geotechnical Engineer, MIEAust CPEng, CMEngNZ	11/09/2023

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

The ground conditions given in this report are based on visual methods and investigations at discrete locations. The nature and continuity of the subsurface conditions are inferred and it must be appreciated that actual conditions could vary from that described herein. We should be contacted immediately if variations are encountered for those assumed in this report. It is possible that further investigation or modification of recommendations is required.



Vision Consulting Engineers Ltd
Level 1, 62 Kerikeri Road, Kerikeri 0230
P: 09 401 6287 E: info@vce.co.nz

Contents

Section	Page
1	General.....1
2	Site Setting and Conditions1
3	Existing Services.....2
4	Historic Aerial Image3
5	Inland Sourced Flooding4
5.1	FNDC Modeling 4
5.2	NRC Modeling 5
6	Proposed Building.....5
7	Geology5
8	Site Investigation6
9	Subsurface Conditions.....7
9.1	Ground Conditions..... 7
9.1.1	Topsoil..... 7
9.1.2	Fill..... 7
9.1.3	Buried topsoil/Alluvium 8
9.1.4	Residual Soil 8
9.2	Soil Moisture and Ground Water Levels..... 8
9.3	Site Subsoil Category 8
10	Vertical and Lateral Movement Potential.....8
10.1	Soil Shrink-swell Potential..... 8
10.2	Possible Liquefaction Potential..... 8
11	Engineering Recommendations9
11.1	Site Preparation 9
11.1.1	Removal of Unsuitable Materials 9
11.1.2	Site Filling..... 9
11.1.3	Site Cutting..... 9
11.1.4	Gardens, Trees and Shrubs 9
11.1.5	Ground contouring 9
11.2	Foundation Recommendations..... 9
11.2.1	Pile foundations..... 9
11.3	Verification Checks Required 10
11.3.1	Pile Foundations 10

Appendices

- Appendix A Client provided drawings
- Appendix B Field Logs

Figures

- Figure 1. Property Location
- Figure 2: Existing Services
- Figure 3. Historic Aerial Images
- Figure 4. FNDC Flood Extent



Figure 5. Geotechnical Test Location Plan



1 General

Vision Consulting Engineers Ltd (VISION) was engaged to undertake a ground investigation for a proposed relocated dwelling to be located on a site at 9 Pomare Road, Russell in accordance with the Far North District Council (FNDC) building requirements.

The purpose of the investigation was to determine the nature and strength distribution of the soils beneath the proposed relocated building and provide recommendations for foundation design.

2 Site Setting and Conditions

The property is located at 9 Pomare Road, Russell, being Lot 29-30 DP 40004 and covers an area of 1,620 m². The property is bounded Pomare Road to the west and residential lots in all other directions. The approximate location of the property is presented below on Figure 1.

The property lies within a historic gully feature that has been partially filled to create relatively flat land. An unnamed water course enters the property from the north-east and is directed beneath the property via a 900mm diameter concrete culvert. The culvert exits the property beneath the western boundary and continues beneath Pomare Road where it enters a 2.0 m diameter manhole and is then redirected to the south. A stormwater cesspit is present near the south-western boundary that directs surface flows beneath Pomare Road to the west. Cracking in the kerb and tension cracks were observed in Pomare Road to the west of the property.

The property is generally flat with the exception of the steeply sloping fill batters leading down to the culvert invert and the moderately to steeply sloping hillside present in eastern portion of the property. The property is generally covered in grass with low scrub present on the culvert embankments and hillside in the eastern portion of the property.

For the purpose of this report the 'site' is limited to the proposed building area and the area appurtenant to the proposed building area as shown in Figure 1.

The site is flat and is covered in grass. There is a shipping container located to the north-east of the proposed building area.





Figure 1. Property Location

Property highlighted red, proposed building area dashed yellow, north at top, LINZ boundaries approximate only, not to scale, image courtesy of Google.

3 Existing Services

During the site investigation, a 900 mm diameter concrete stormwater culvert was observed to be present running approximately north-east to south-west through the property and beneath the proposed building area. This service is not shown on FNDC maps. The invert of the stormwater pipe inlet and invert within the manhole to the west of the site were measured as 4.33 m and 2.63 m One Tree Point Datum (OTPD) respectively.

The approximate location of the stormwater culvert is shown below in Figure 2.





Figure 2: Existing Services

Approximate property boundary red, proposed building area dashed yellow, approximate location of the stormwater culvert in shown in orange, north at top, not to scale.

4 Historic Aerial Image

Historic aerial images from 1951 and 1977 were obtained from Retrolens. The images indicate that the initial filling of the gully feature and creation of Pomare Road occurred pre 1951, with filling to the east of Pomare Road carried out between 1951 and 1977. Between 1971 and present, further filling has occurred along with the placement of a 900mm diameter culvert beneath the property. An extract of the aerial images with the approximate location of the proposed building area is presented in Figure 3.





Figure 3. Historic Aerial Images

Historic aerial images from 1951 and 1977, approximate proposed building area shown in yellow, Images courtesy of Retrolens.

5 Inland Sourced Flooding

5.1 FNDC Modeling

The property is mapped by the FNDC as being affected by the 1 in 5 year, 1 in 10 year and 1 in 100 year event as shown in Figure 4.





Figure 4. FNDC Flood Extent

Site in relation to 5, 10 and 100 yr flood extents (red site boundary indicative only). Source: FNDC Maps (modified). North at top, not to scale.

5.2 NRC Modeling

The property is not mapped by the NRC as being affected by inland flooding.

6 Proposed Building

No concept drawings were supplied to VISION at the time of preparing this report, however the client has indicated that a relocated timber framed house approximately 110 m² founded on timber piles is proposed.

The building area investigated as part of this report, as pegged onsite by the client is shown in Figure 4.

7 Geology

The 1:250,000 geological map, Geology of the Whangarei Area (Edbrooke and Brook et al 2009) indicates that the property is underlain by massive to thin bedded, lithic volcanoclastic metasandstone and argillite, with tectonically enclosed basalt, chert and siliceous argillite of the Waipapa Group.



Landcare Research have mapped the site as being underlain by Manganese silt loam being soils of the rolling and hilly land, well to moderately well drained and Rangiora clay, clay loam and silty clay loam being soils of the rolling and hilly land, imperfectly to very poorly drained.

8 Site Investigation

Our investigation of the site included the following;

- A walkover assessment of the site and surrounding area to assess its geomorphology and any geological features which may potentially influence the long term behaviour of the site.
- Two 50 mm handaugered boreholes and four dynamic cone penetrometer tests (penetrometer) progressed to a maximum depth of 5.0 m below ground surface level (m bgl) or refusal. The soils encountered were logged in general accordance with NZ Geotechnical Society Logging Guidelines for the field classification of soil and rock for engineering purposes. Measurements of the undrained shear strength were taken at 200 mm intervals within cohesive soils encountered down through the boreholes using a calibrated shear vane. The penetrometer tests were measured in 100 mm increments.
- Observations and measurements of the soil moisture content and levels of groundwater encountered in the boreholes were taken. The possible seasonal variation of these levels was noted and compared to the regional groundwater table expected for the area and the timing of the investigation.

The approximate location of the subsurface investigations are shown below on Figure 5. Logs of the boreholes and penetrometer tests are included in Appendix B.

The field work was completed on the 31/08/2023.





Figure 5. Geotechnical Test Location Plan

9 Subsurface Conditions

9.1 Ground Conditions

The borehole logs and penetrometer profiles included in Appendix B show the ground conditions encountered beneath the site during the site investigation.

The subsurface conditions encountered during the ground investigation are summarised below.

9.1.1 Topsoil

The investigations indicate that the site is underlain by brown clayey silt (Topsoil) to a depth of 0.1 metres below ground level (m bgl).

9.1.2 Fill

Fill was encountered beneath the topsoil in all the boreholes completed at the site.

Hand auger boreholes BH1 and BH2 encountered fill typically comprising stiff to very stiff clayey silt, gravelly silt and silty clay to depths of 3.6 m and 5.0 m bgl respectively. The fill was variable and contained roots, rootlets, fine to coarse and fine to medium gravel. Undrained shear strengths measured in the fill ranged from 63 to greater than 143 kPa.



9.1.3 Buried topsoil/Alluvium

Buried topsoil/Alluvium was encountered beneath the fill in boreholes BH1 and BH2. The buried topsoil/alluvium comprised stiff to very stiff dark brown clayey silt with rootlets and trace organics. Undrained shear strengths measured in BH1 ranged from 72 to 111 kPa.

Alluvium material was encountered within BH1 to a depth of 4.2 m and borehole BH2 terminated in alluvium at a depth of 5.1 m bgl.

9.1.4 Residual Soil

Residual soil was encountered in borehole BH1 beneath the alluvium at a depth of 4.2 m bgl. The residual soil comprised pale brown with grey, stiff to very stiff silty clay to a depth of at least 5.0 m bgl. Measured undrained shear strengths measured in the residual soil ranged from 86 to greater than 143 kPa.

Residual soil was not encountered within BH2 to the termination depth of 5.1 m.

9.2 Soil Moisture and Ground Water Levels

Groundwater was not encountered in borehole BH1, however groundwater seepage was encountered in borehole BH2 at a depth of 2.4 m bgl. The groundwater level in BH2 was also measured prior to leaving site at 4.0 m bgl.

A perched groundwater table could be expected during the winter months or extended periods of wet weather.

9.3 Site Subsoil Category

The site subsoil class is considered to be Class C shallow soil site as defined by NZS 1170.5 (2004) "Structural Design Actions: Part 5: Earthquake actions – New Zealand" based on our database of deep investigation data and published geological information.

10 Vertical and Lateral Movement Potential

10.1 Soil Shrink-swell Potential

The near surface soils are considered to be moderately to highly expansive soils with a likely liquid limit above 50% based on their physical characteristics observed during testing and relevant project experience. We note that no laboratory testing of the material to confirm the liquid limit or presence of clay swelling minerals has been undertaken, however material characteristics indicate that they are potentially expansive.

10.2 Possible Liquefaction Potential

A detailed liquefaction hazard assessment for the site was outside our work scope, however the soils underlying the site are considered to have a low potential for liquefaction-induced settlement due to the cohesive nature of the underlying soils.



11 Engineering Recommendations

11.1 Site Preparation

11.1.1 Removal of Unsuitable Materials

The existing fill present can remain in place, provided that the relocated dwelling is founded on timber pile foundations and are designed in accordance with the recommendations outline in Section 9.2.

11.1.2 Site Filling

No site filling is proposed

11.1.3 Site Cutting

No site cuts area proposed

11.1.4 Gardens, Trees and Shrubs

There are trees within 5m of the building footprint which could have the potential to result in soil settlement due to the uptake of water from the tree roots or ground heave from tree root growth. Removal of the trees or thickening and deepening of the ground beam for the concrete floor adjacent to the trees is recommended to address this issue.

Development of the gardens should not interfere with any subfloor ventilation and drainage system. Garden beds adjacent to foundations should be avoided. Care should be taken to avoid over watering of gardens close to house footings. Planting of trees near foundations should be avoided. To reduce damage, trees should be planted a minimum of 0.5 times the mature height of the tree away from the foundation; however the owner should check the anticipated extent of a trees root system before planting a tree. It is recommended that trees which have a dripline within the building area should be removed prior to construction.

11.1.5 Ground contouring

The site should be graded so that water cannot pond beneath or around the building for the economic life of the structure. To achieve this it will be important that the soils beneath the topsoil grade away from the buildings.

Contouring should avoid the potential for concentration and discharge of surface water over point locations which could result in soil erosion or instability.

11.2 Foundation Recommendations

11.2.1 Pile foundations

It is recommended that pile foundations are used to transfer all building loads to the underlying residual soil due to the presence of non engineered fill and buried topsoil/alluvium.

It is recommended that piles are specifically engineered designed and are founded a minimum of 0.5 m into very stiff clayey silt/silty clay (Waipapa Group Residual Soil). At this depth ground with a geotechnical ultimate bearing capacity of at least 300kPa is expected to be present.

It is recommended that a friction angle of 30 degrees is used for the design of laterally loaded piles within the fill and alluvium soils.



Based on site testing, residual soil was encountered in borehole BH1 at a depth of 4.2 m bgl. Residual soil was not encountered in BH2.

In addition, it is recommended that all piles are designed taking into consideration the location of the stormwater culvert so that no loads are imposed on the pipe.

It is recommended that pile holes are inspected and tested by an experienced geotechnical engineer/engineering geologist familiar with this report and foundation design requirements.

11.3 Verification Checks Required

11.3.1 Pile Foundations

Verification testing of the ground by an experienced geotechnical engineer or engineering geologist under the guidance of a Chartered Professional Engineer experienced in geotechnical engineering is recommended to ensure that the ground conditions within pile foundation excavations are as described in this report, and that all unsuitable and loose materials have been removed.

It is recommended that the experienced geotechnical engineer/engineering geologist is onsite during the drilling of pile foundations to confirm that all piles are founded a minimum of 0.5m into very stiff residual soil of the Waipapa Group.

VISION should be contacted immediately if these conditions vary from that described in this report. Deepening of the foundations or a modification to the recommendations or design may be required.



Appendix A

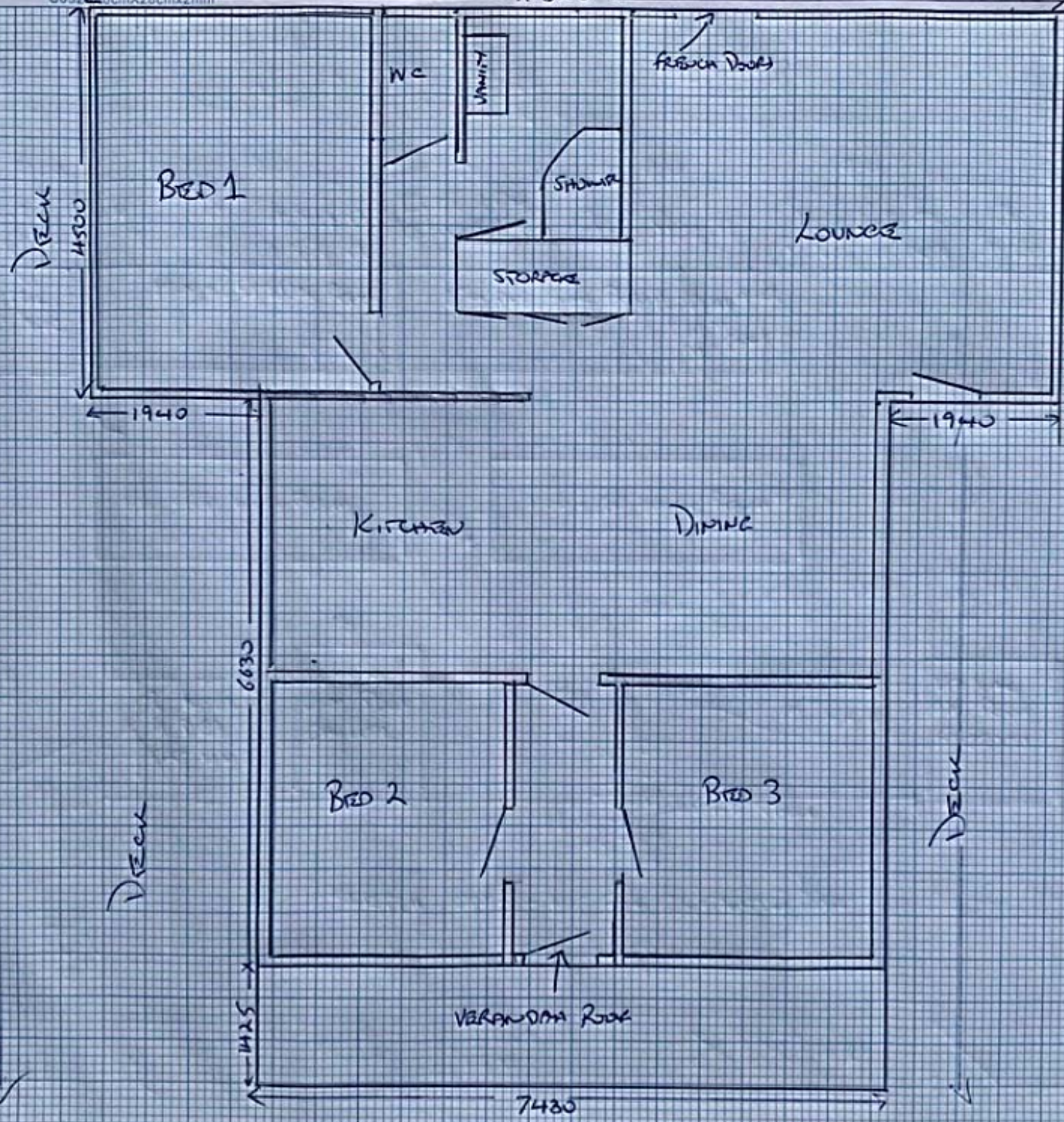
Client provided drawings



C052 20cm x 28cm x 2mm

Deck 11.320

150



Appendix B Field Logs





BOREHOLE LOG

BOREHOLE No: BH1

Client: Deb Rewiri

Project: Geotech Investigation

VISION Project No.: J15470

Project Location: 9 Pomare Road, Russell

Borehole Location:
Refer to site plan

Hole started: 31/08/2023

Hole completed: 31/08/2023

Drill method: 50mm Hand Auger

Drilled by: HM

Checked by: DS

Depth (m)	Graphic	Strength	Moisture	Soil Description	GEOLOGY & additional observations	Undrained Shear Strength (kPa)	
						0	40 80 120 160 200 240
0.0			M	Clayey SILT, with minor fine sand; brown, trace rootlets	TOPSOIL		
0.1		VSt	M	Clayey SILT, trace fine subangular gravel, trace fine to coarse sand; orangish brown, mixed brown, pale orange and grey, very stiff, moist, medium to high plasticity	FILL		120 UTP
0.2							
0.3							
0.4							120
0.5							
0.6							130
0.7							
0.8							120 UTP
0.9							
1.0							120 UTP
1.1							
1.2				trace fine roots			>140
1.3							
1.4		St		minor fine subrounded gravel			90
1.5							
1.6		VSt		trace rootlets			120 UTP
1.7							
1.8							130
1.9							
2.0		St					90
2.1							
2.2							60
2.3							
2.4		VSt		trace fine subrounded gravel			130
2.5							
2.6							120 UTP
2.7							
2.8				grey, some fine to medium subangular gravel			120 UTP
2.9							
3.0				dark brown, mixed orange and grey			120 UTP
3.1							
3.2		St					90
3.3							
3.4							80
3.5							
3.6		St	M	Clayey SILT, with minor fine sand; dark brown, stiff, moist, medium to high plasticity	BURIED TOPSOIL/ALLUVIUM		80
3.7				trace rootlets, trace organics			
3.8							70
3.9							
4.0		VSt					110
4.1							
4.2		St	M	Silty CLAY, trace fine sand; pale brown, trace grey, stiff, moist, high plasticity	WAIPAPA GROUP RESIDUAL SOIL		80
4.3							
4.4		VSt					100
4.5							
4.6							110
4.7							
4.8				pale brown, mottled orange and grey			>140
4.9							
5.0				End of borehole at 5.0 m bgl			>140
5.1				Target depth achieved			
5.2				Groundwater not encountered			
5.3							
5.4							
5.5							
5.6							
5.7							
5.8							
5.9							

Notes: Shear strength lines are indicative only.

Shear strength calibrated and adjusted for plasticity



DYNAMIC CONE PENETROMETER TEST LOG

**PENETROMETER
TEST No: BH1/P**

Client: Deb Rewiri

Project: Geotech Investigation

VISION Project No.: J15470

Location: 9 Pomare Road, Russell

Test Location: Refer to site plan

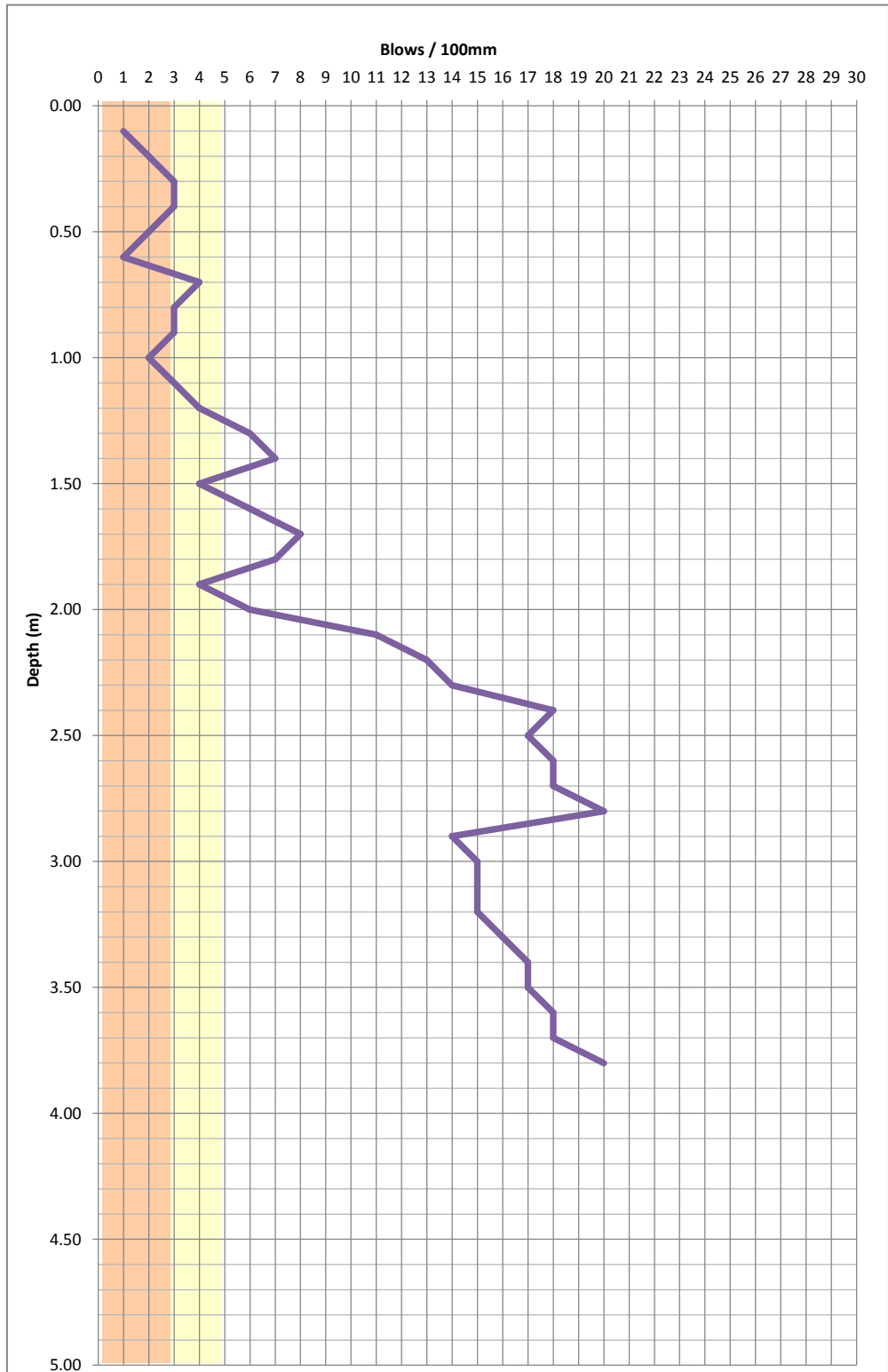
Test date: 31/08/2023

Test method: Dynamic Cone Penetrometer

Tested by: HM

Checked by: DS

Depth (m)	Blows/100mm
0.10	1.0
0.20	2.0
0.30	3.0
0.40	3.0
0.50	2.0
0.60	1.0
0.70	4.0
0.80	3.0
0.90	3.0
1.00	2.0
1.10	3.0
1.20	4.0
1.30	6.0
1.40	7.0
1.50	4.0
1.60	6.0
1.70	8.0
1.80	7.0
1.90	4.0
2.00	6.0
2.10	11.0
2.20	13.0
2.30	14.0
2.40	18.0
2.50	17.0
2.60	18.0
2.70	18.0
2.80	20.0
2.90	14.0
3.00	15.0
3.10	15.0
3.20	15.0
3.30	16.0
3.40	17.0
3.50	17.0
3.60	18.0
3.70	18.0
3.80	20.0
3.90	
4.00	
4.10	
4.20	
4.30	
4.40	
4.50	
4.60	
4.70	
4.80	
4.90	
5.00	



*Indicative only. Based on Stockwell (1977) correlation, bearing capacity factors excluded.

- Very low strength ground <2 blows per 100mm or less
- Low strength ground 2 to 4 blows per 100mm
- Ground with indicative ultimate bearing capacity of at least 300kPa*

Notes: Penetrometer double bouncing at 3.8 m bgl



BOREHOLE LOG

BOREHOLE No: BH2

Client: Deb Rewiri

Project: Geotech Investigation

VISION Project No.: J15470

Project Location: 9 Pomare Road, Russell

Borehole Location:
Refer to site plan

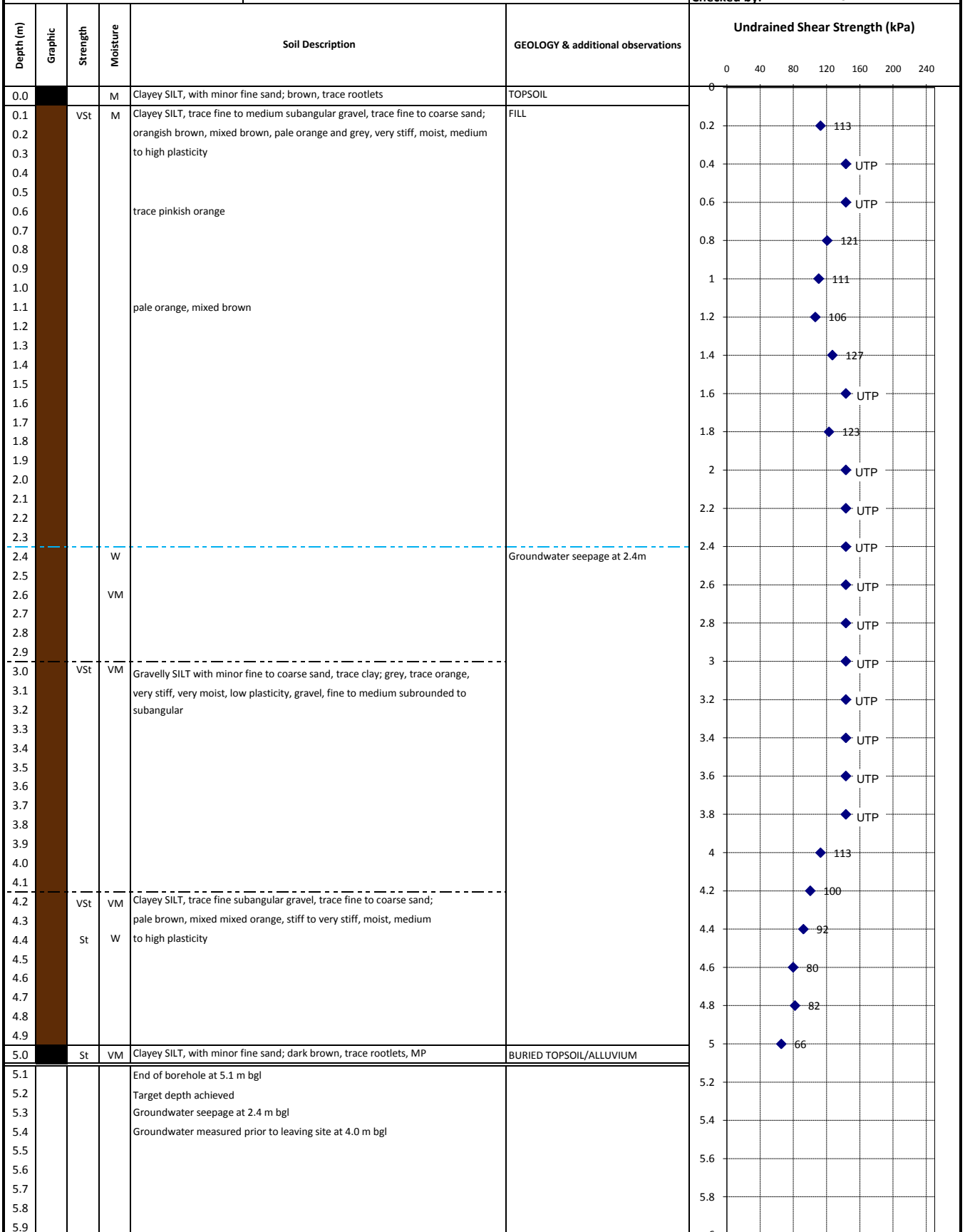
Hole started: 31/08/2023

Hole completed: 31/08/2023

Drill method: 50mm Hand Auger

Drilled by: HM

Checked by: DS



Notes: Shear strength lines are indicative only.
Shear strength calibrated and adjusted for plasticity



DYNAMIC CONE PENETROMETER TEST LOG

**PENETROMETER
TEST No: P1**

Client: Deb Rewiri

Project: Geotech Investigation

VISION Project No.: J15470

Location: 9 Pomare Road, Russell

Test Location: Refer to site plan

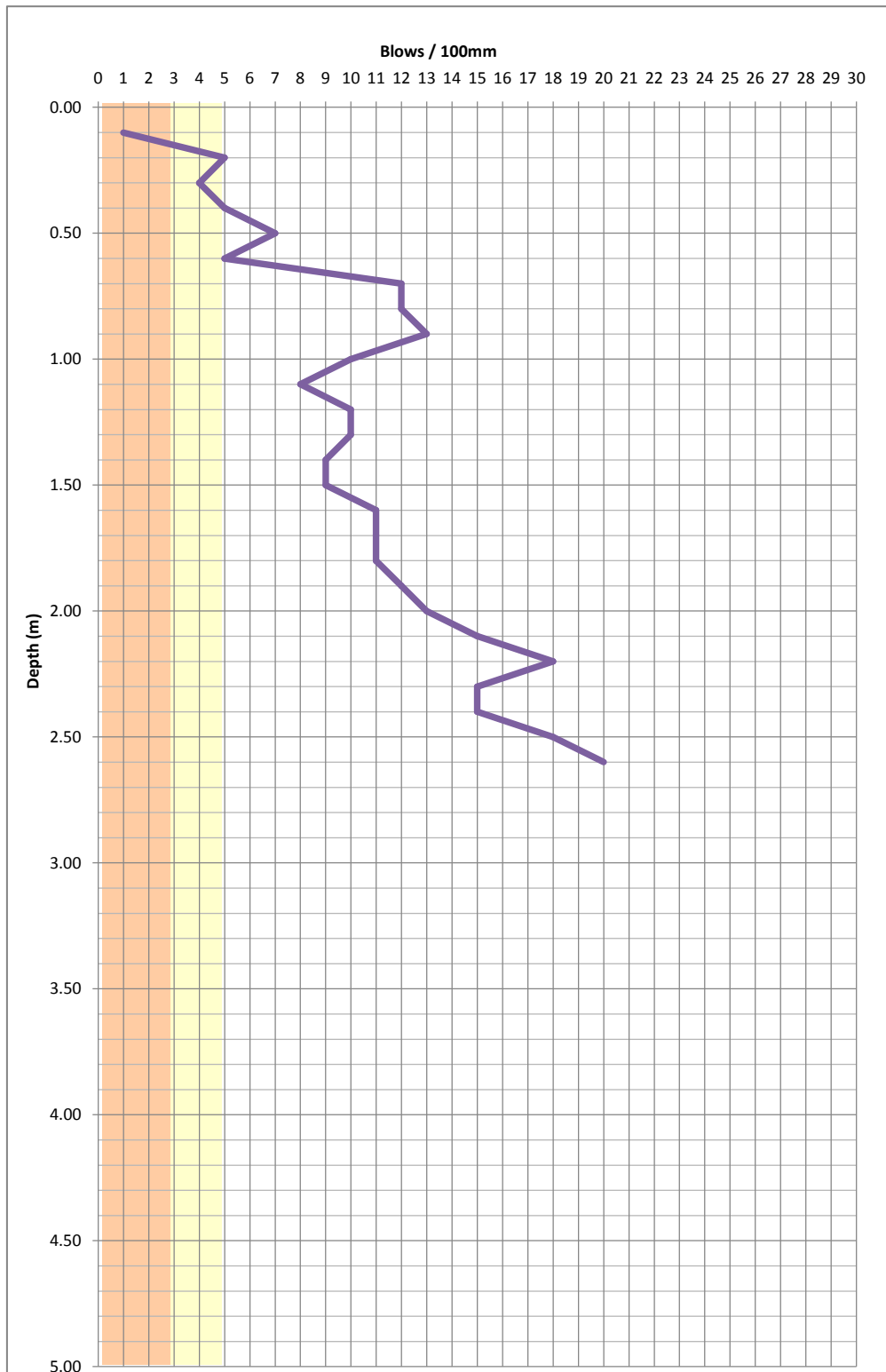
Test date: 31/08/2023

Test method: Dynamic Cone Penetrometer

Tested by: HM

Checked by: DS

Depth (m)	Blows/100mm
0.10	1.0
0.20	5.0
0.30	4.0
0.40	5.0
0.50	7.0
0.60	5.0
0.70	12.0
0.80	12.0
0.90	13.0
1.00	10.0
1.10	8.0
1.20	10.0
1.30	10.0
1.40	9.0
1.50	9.0
1.60	11.0
1.70	11.0
1.80	11.0
1.90	12.0
2.00	13.0
2.10	15.0
2.20	18.0
2.30	15.0
2.40	15.0
2.50	18.0
2.60	20.0
2.70	
2.80	
2.90	
3.00	
3.10	
3.20	
3.30	
3.40	
3.50	
3.60	
3.70	
3.80	
3.90	
4.00	
4.10	
4.20	
4.30	
4.40	
4.50	
4.60	
4.70	
4.80	
4.90	
5.00	



*Indicative only. Based on Stockwell (1977) correlation, bearing capacity factors excluded.

- Very low strength ground <2 blows per 100mm or less
- Low strength ground 2 to 4 blows per 100mm
- Ground with indicative ultimate bearing capacity of at least 300kPa*

Notes: Penetrometer double bouncing at 2.6 m bgl



DYNAMIC CONE PENETROMETER TEST LOG

PENETROMETER
TEST No: **P2**

Client: Deb Rewiri

Project: Geotech Investigation

VISION Project No.: J15470

Location: 9 Pomare Road,
Russell

Test Location: Refer to site plan

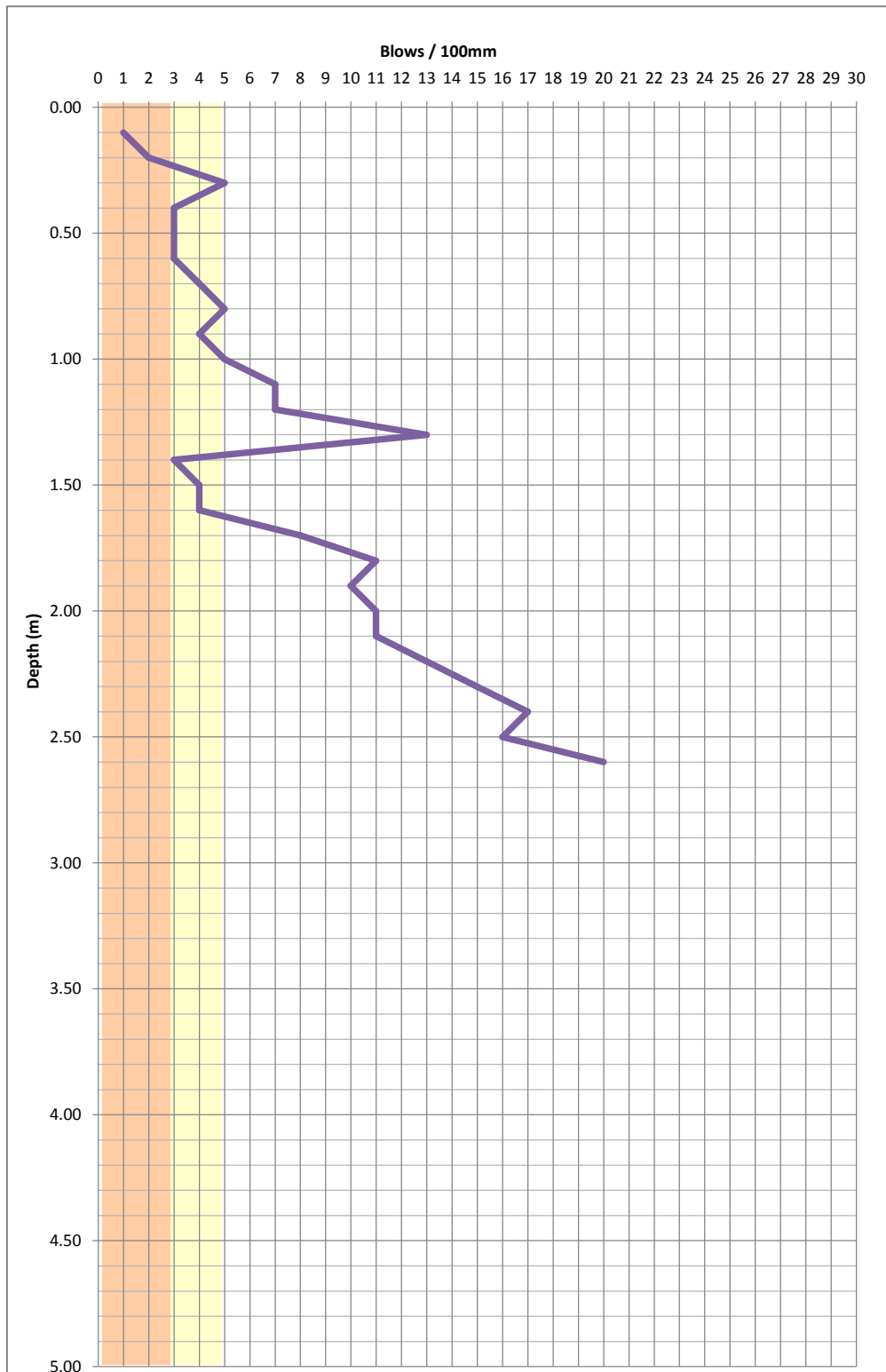
Test date: 31/08/2023

Test method: Dynamic Cone Penetrometer

Tested by: HM

Checked by: DS

Depth (m)	Blows/100mm
0.10	1.0
0.20	2.0
0.30	5.0
0.40	3.0
0.50	3.0
0.60	3.0
0.70	4.0
0.80	5.0
0.90	4.0
1.00	5.0
1.10	7.0
1.20	7.0
1.30	13.0
1.40	3.0
1.50	4.0
1.60	4.0
1.70	8.0
1.80	11.0
1.90	10.0
2.00	11.0
2.10	11.0
2.20	13.0
2.30	15.0
2.40	17.0
2.50	16.0
2.60	20.0
2.70	
2.80	
2.90	
3.00	
3.10	
3.20	
3.30	
3.40	
3.50	
3.60	
3.70	
3.80	
3.90	
4.00	
4.10	
4.20	
4.30	
4.40	
4.50	
4.60	
4.70	
4.80	
4.90	
5.00	



*Indicative only. Based on Stockwell (1977) correlation, bearing capacity factors excluded.

- Very low strength ground <2 blows per 100mm or less
- Low strength ground 2 to 4 blows per 100mm
- Ground with indicative ultimate bearing capacity of at least 300kPa*

Notes: Penetrometer double bouncing at 2.6 m bgl



DYNAMIC CONE PENETROMETER TEST LOG

**PENETROMETER
TEST No: P3**

Client: Deb Rewiri

Project: Geotech Investigation

VISION Project No.: J15470

Location: 9 Pomare Road, Russell

Test Location: Refer to site plan

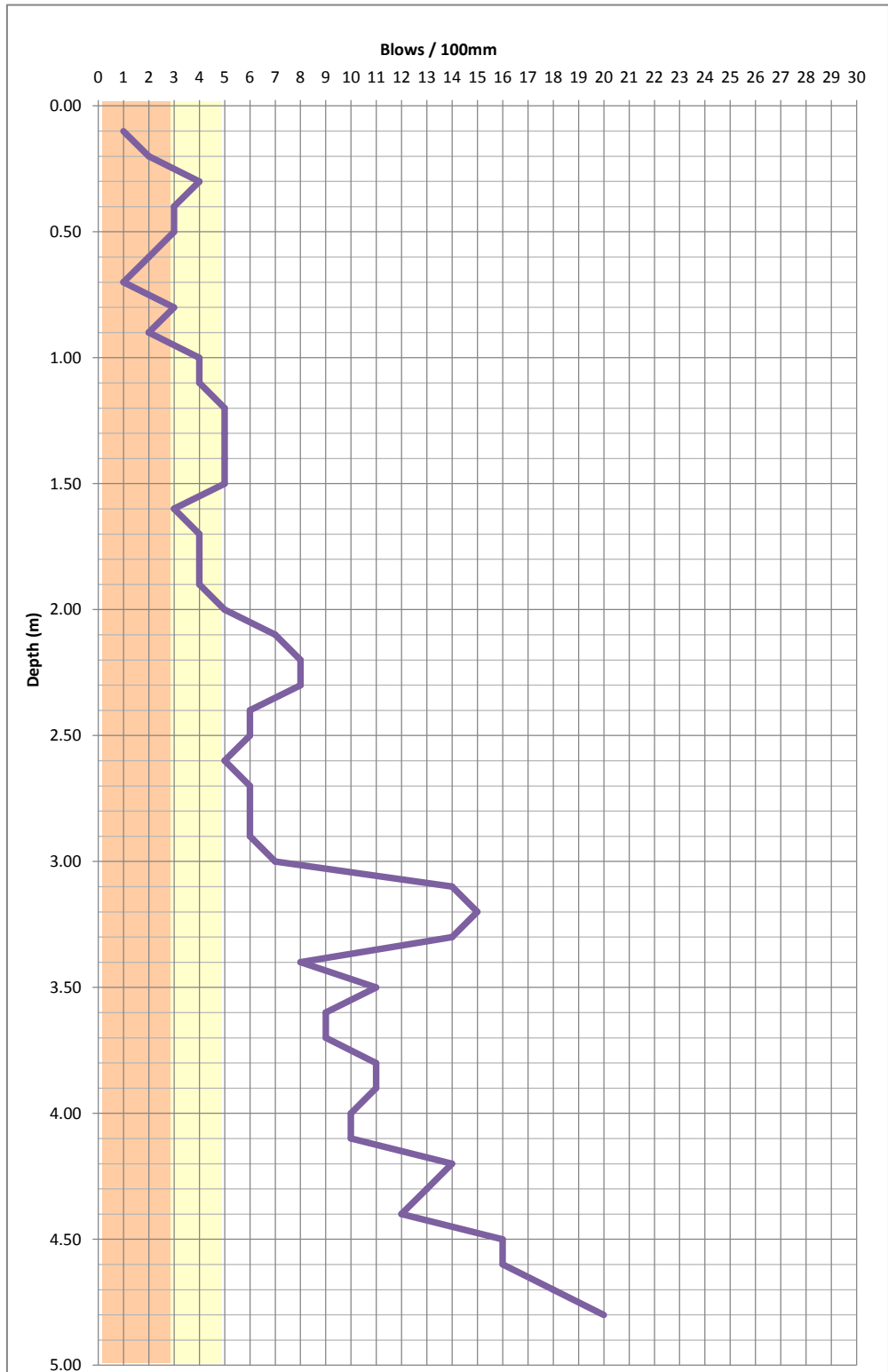
Test date: 31/08/2023

Test method: Dynamic Cone Penetrometer

Tested by: HM

Checked by: DS

Depth (m)	Blows/100mm
0.10	1.0
0.20	2.0
0.30	4.0
0.40	3.0
0.50	3.0
0.60	2.0
0.70	1.0
0.80	3.0
0.90	2.0
1.00	4.0
1.10	4.0
1.20	5.0
1.30	5.0
1.40	5.0
1.50	5.0
1.60	3.0
1.70	4.0
1.80	4.0
1.90	4.0
2.00	5.0
2.10	7.0
2.20	8.0
2.30	8.0
2.40	6.0
2.50	6.0
2.60	5.0
2.70	6.0
2.80	6.0
2.90	6.0
3.00	7.0
3.10	14.0
3.20	15.0
3.30	14.0
3.40	8.0
3.50	11.0
3.60	9.0
3.70	9.0
3.80	11.0
3.90	11.0
4.00	10.0
4.10	10.0
4.20	14.0
4.30	13.0
4.40	12.0
4.50	16.0
4.60	16.0
4.70	18.0
4.80	20.0
4.90	
5.00	



*Indicative only. Based on Stockwell (1977) correlation, bearing capacity factors excluded.

- Very low strength ground <2 blows per 100mm or less
- Low strength ground 2 to 4 blows per 100mm
- Ground with indicative ultimate bearing capacity of at least 300kPa*

Notes: Penetrometer double bouncing at 4.8 m bgl