Te Kaunihera o Te Hiku o te Ika
Far North District Council

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 Schedule 4). 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**
- ◯ **Consent under National Environmental Standard** (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ◯ **Other (please specify)** _____

The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ✔ **No**

If yes, which groups have you consulted with?	
Who else have you consulted with?	

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council **tehonosupport@fndc.govt.nz***

5. Applicant Details

Name/s:

Email:

Phone number: Work | Home

Postal address:
(or alternative method of service under section 352 of the act)

Postcode

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s: Bay of Islands Planning Limited - Steven Sanson

Email: [redacted]

Phone number: Home

Postal address:
(or alternative method of service under section 352 of the act)

Postcode 0247

**** All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.***

7. 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: Refer RoT Attached to AEE

Property Address/ Location: [redacted]

Postcode 0202

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s: Bill and Paula Wallace

Site Address/ Location: [redacted]

Postcode 0202

Legal Description: Lot 16 Deposited Plan 20248 **Val Number:**

Certificate of title: NA461/71

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.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed residential development at 41 Long Beach Road, Russell

If this is an application for a 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), with reasons for requesting them.

10. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

12. 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:

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? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ◯ **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**

13. 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.

Your AEE is attached to this application ✔ **Yes**

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ● **Yes** ◯ **No**

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ✔ **Yes** ◯ **No**

14. 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 in full) Bill and Paula Wallace

Email: [redacted]

Phone number: Work Home [redacted]

Postal address: (or alternative method of service under section 352 of the act) [redacted]

Postcode 0622

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 write in full) William Wallace

Signature: (signature of bill payer) [redacted] Date

MANDATORY

15. 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.

15. Important information continued...

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full) Steven Sanson

Signature: [redacted] Date 26-Sep-2025

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)
- ✔ Details of your consultation with Iwi and hapū
- ✔ 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.

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

26 September 2025

Dear Team Leaders

Re: Proposed residential development at 41 Long Beach, Russell

Our clients, Bill and Paula Wallace, seek resource consent for the replacement of the existing dwelling and for a second dwelling on their property at 41 Long Beach Road, Russell.

The 1,935m^2 site is located within the Russell Township zone within the operative Far North District Plan (**ODP**). The site is zoned Kororāreka Russell Township zone under the Proposed Far North District Plan (**PDP**) with a Coastal Environment overlay.

Land use consent is sought for a residential intensity breach, for earthworks exceeding 200m^3, retaining walls up to 3.2m in height, and relocation of the existing public sanitary sewer line.

The application is supported by the following information:

- **Planning Report and Assessment of Environmental Effects**
- **Appendix A – Record of Title;**
- **Appendix B – Development Plans (Spooner Architectural Solutions);**
- **Appendix C – Stormwater Management Report (Haigh Workman)**
- **Appendix D – Geotechnical Report (Haigh Workman)**

Please do not hesitate to contact me should you require any further information.

Steve Sanson
Consultant Planner

APPLICANT & PROPERTY DETAILS

Applicant	Bill and Paula Wallace
Address for Service	Bay of Islands Planning [2022] Limited PO Box 318 PAIHIA 0247 C/O – Steve Sanson steve@bayplan.co.nz 021-1606035
Legal Description	Lot 16 DP 20248
Certificate Of Title	NA461/71
Physical Address	41 Long Beach Road, Russell
Site Area	1,935m^2
Owner of the Site	Anna Jacqueline Mantell and William John Wallace as to a 1/2 share Anna Jacqueline Mantell and Paula Jane Wallace as to a 1/2 share
Operative District Plan (ODP)	Russell Township Zone
Proposed District Plan (PDP)	Kororāreka Russell Township Zone Coastal Environment Overlay
Archaeology	Nil
NRC Overlays	Nil
Soils	Town & Class 6
Protected Natural Area	Nil
HAIL	Nil

Schedule 1

SUMMARY OF PROPOSAL

Proposal	The replacement of the existing dwelling and for a second dwelling on their property at 41 Long Beach Road, Russell.
Reason for Application	The permitted threshold for Residential Intensity in the Russell Township zone where the site is sewered is 1,000m^2. The restricted discretionary threshold for Residential Intensity in the Russell Township zone where the site is sewered is 800m^2 The proposal requires earthworks that exceed the permitted threshold of 200m^3 in a 12 month period. Retaining walls are required for cuts and fills more than 1.5m in height. The earthworks proposed are considered as a discretionary activity.
Appendices	**Appendix A** – Record of Title; **Appendix B** – Development Plans (Spooner Architectural Solutions); **Appendix C** – Stormwater Management Report (Haigh Workman) **Appendix D** – Geotechnical Report (Haigh Workman)
Consultation	No consultation undertaken.
Pre-Application Consultation	Not applicable.

1.0 INTRODUCTION

This report has been prepared for Bill and Paula Wallace supporting the replacement of the existing dwelling and the addition of a second dwelling on their property at 41 Long Beach Road.

The site is legally described as Lot 16 DP20248, which comprises a total land area of 1,935m^2. A copy of the Record of Title is attached at **Appendix A**.

The application is supported by Development Plans produced by Spooner Architectural Solutions, attached at **Appendix B**.

A Stormwater Management Report and a Geotechnical Report prepared by Haigh Workman are provided in **Appendix C & D**.

2.0 SITE AND LOCALITY DESCRIPTION

Figure 1: Site (Source: Prover)

Figure 2: Site Aerial (Source: PDP Maps)

The subject site is located in the northeastern extent of the Russell Township Zone in the Long Beach area. The commercial area of Russell Township is ~1km away.

The immediate and surrounding environment is zoned Russell Township and is residential in nature. The Russell Cemetery is located on the opposite side of Long Beach Road to the subject site.

Access to the site is via a 'panhandle' off Long Beach Road. The site slopes towards Long Beach from west to east.

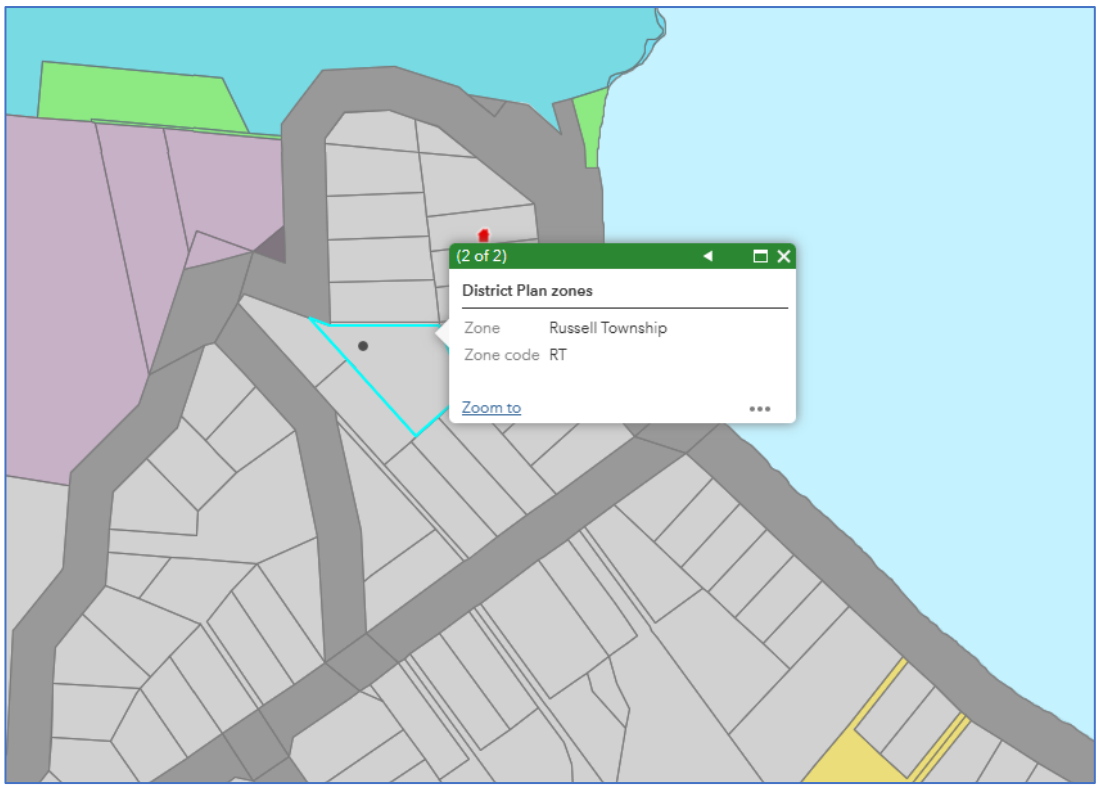


Figure 3: Zoning Map – Russell Township zone (Source: Far North Maps)

Figure 4: Entrance to the site on the right hand sire off the shared crossing

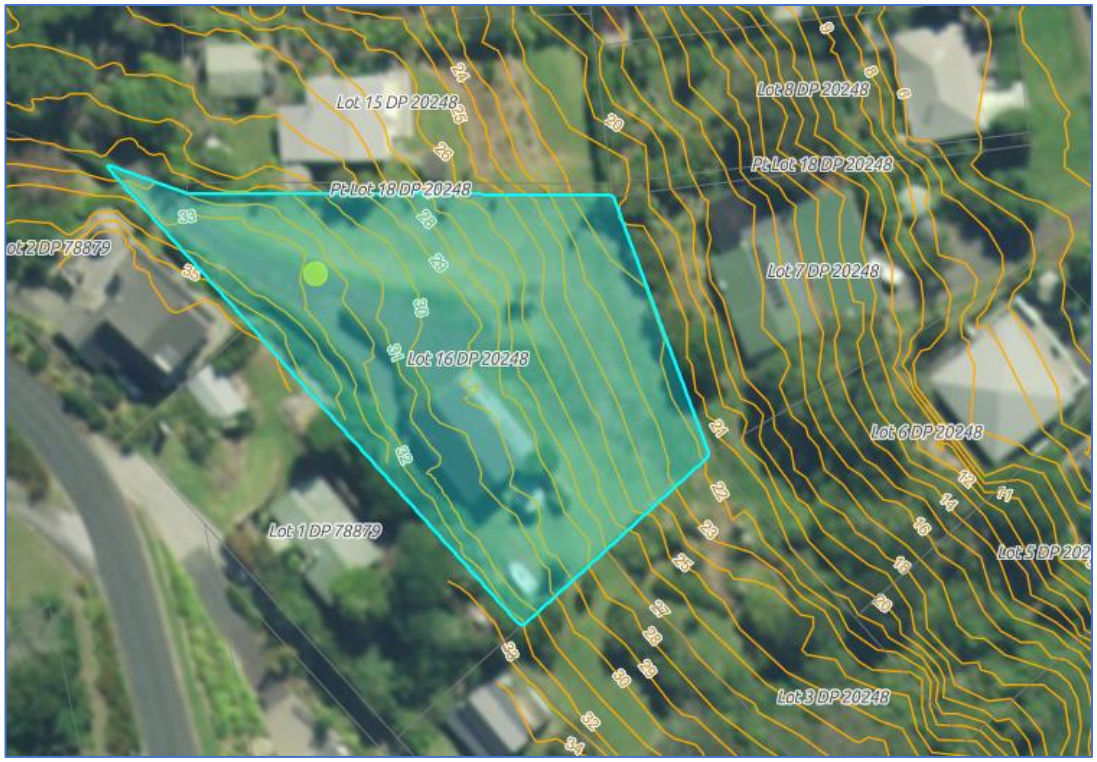


Figure 5: Topography (Source: Far North Maps)

The site is largely free of vegetation most of which is kept as lawn. No vegetation removal is required to for the proposal.

The site currently accommodates a dwelling that will be replaced along with an additional smaller residential unit.

The existing dwelling is serviced by Council reticulated wastewater and has stormwater infrastructure in proximity. Potable water is by way of rainwater tanks.

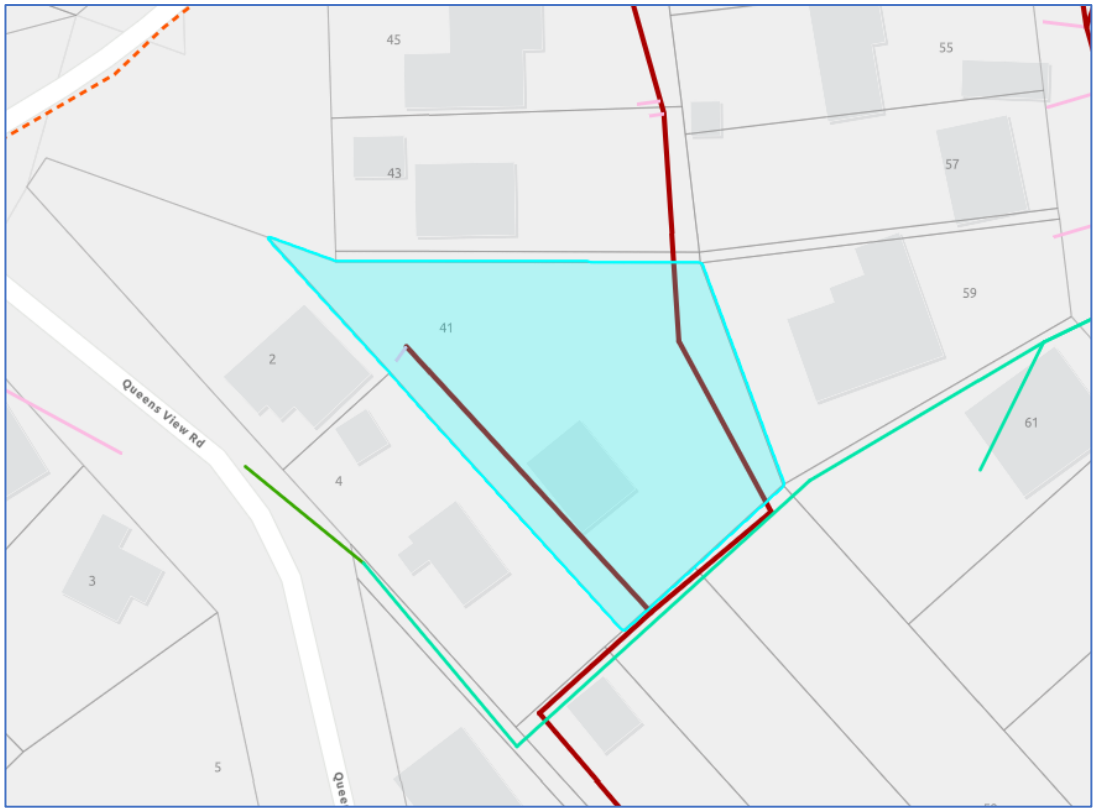


Figure 6: Servicing (Source: FNDC Water Services Map)

The site is not subject to any known hazards. The site is not considered HAIL as it has historically been classified as a 'built up area (settlement)'.

3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Title is attached at **Appendix A**. There are no consent notices that apply to the site. There is a private covenant that applies to the site; however, this is not a matter considered by Council. Notwithstanding this, the Development Plans shown in **Appendix B** highlight compliance with the requirements of the private covenant.

4.0 DESCRIPTION OF THE PROPOSAL

The applicant seeks resource consent for the replacement of the existing dwelling, a second smaller dwelling, associated earthworks, retaining walls, replacement driveway and parking area.

A matter considered to be appropriate to wrap up into the resource consent is the relocation of the public sanitary sewer line to provide for the proposed development.

The proposal will be in accordance with the development plans provided in **Appendix B**.

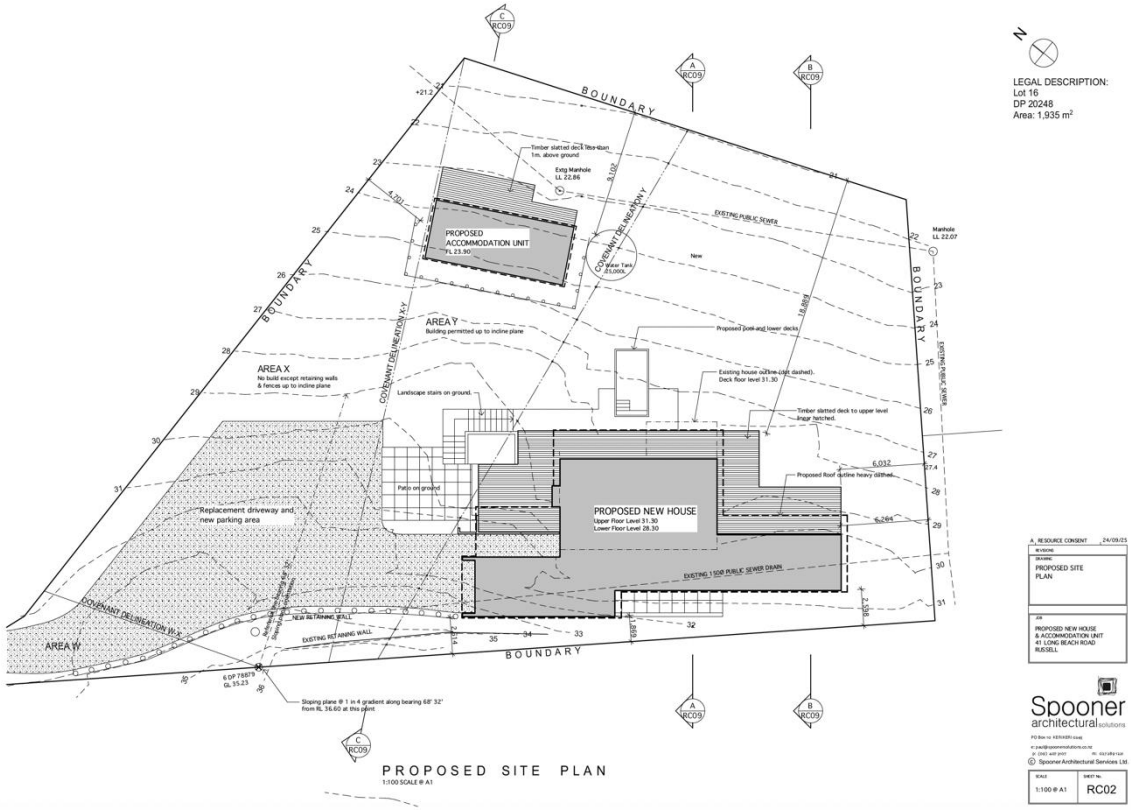


Figure 7: Proposed site plan (Prepared by Spooner Architectural Services)

The site currently contains a dwelling which will be removed to make way for a new dwelling and a second smaller residential unit.

Earthworks are required to accommodate the development totalling 515m^3. The quantum is largely due to the slope of the site and will require retaining in places for the replacement driveway and parking area, proposed new house and accommodation unit. The cut depths on the site range between 1m and 3.2m.

Access to the site will remain unchanged save for the replacement driveway.

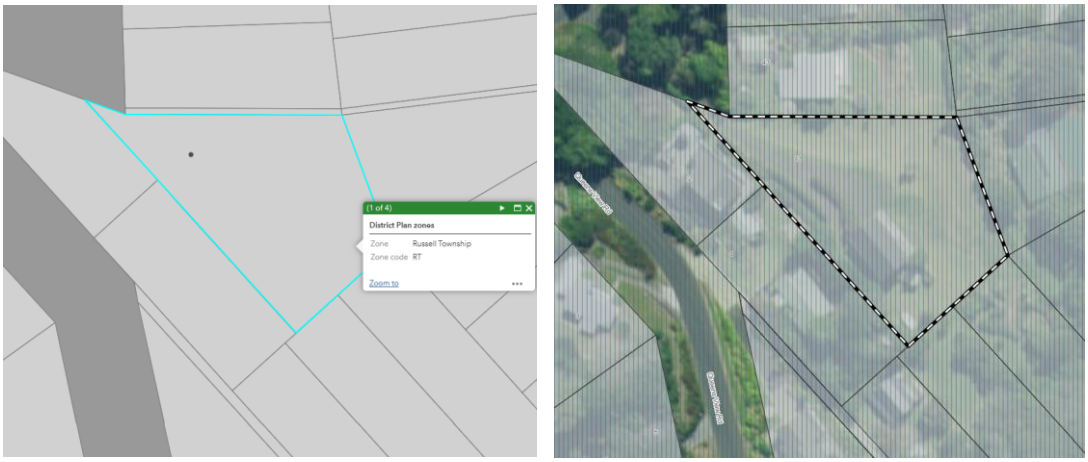
The existing dwelling is connected to Councils reticulated waster services and it is expected that the proposed accommodation unit will also have these services made available.

The site currently has access to power and telecommunications.

Based on the assessment of environmental effects provided below, it is concluded than any potential adverse effects arising from the development would be less than minor and can be mitigated through appropriate conditions of resource consent.

5.0 REASONS FOR CONSENT

The Far North District Council (**FNDC**) zones the site Russell Township Zone in the ODP and Kororāreka Russell Township in the PDP. There are no identified Resource features in the ODP. The PDP identifies the site as being within the Coastal Environment.



Figures 8 and 9: ODP and PDP zones (Source FNDC Maps)

Table 1 below provides an assessment against the applicable ODP performance standards (rules) and identifies the reasons for resource consent.

Table 1 – Land Use performance Standards

Russell Township Zone	
Rule 10.9.5.1.1 Relocated Buildings	A relocated building is not proposed for this development. **Compiles**
Rule 10.9.5.1.2 Residential Intensity	The proposal for a second dwelling on the 1,935m^2 site exceeds the permitted threshold of 1 single household per 1,000m^2 on a sewered site. 1 single household per 800m^2 is a restricted discretionary activity. ***Restricted Discretionary Activity***
Rule 10.9.5.1.2 Scale of Activities	The dwellings are principally for the use of people who normally reside on the site. **Complies**
10.9.5.1.4 Building Height	The dwellings do not exceed the 7.2m height limited as measured from the interpolated original ground line. **Complies**
Rule 10.9.5.1.5 Building Scale	The permitted threshold for the site is 20% of the net site area (387m^2). The total net floor area of the buildings on the site is 209.2m^2.

	Complies
10.9.5.1.6 Sunlight	All development is within the recession planes. **Complies**
10.9.5.1.7 Stormwater Management	The permitted threshold for the site is 35% of the net site area (677.25m^2). The total impermeable coverage for the site is 672.1m^2. **Complies**
10.9.5.1.8 Setback from Boundaries	All development exceeds the permitted setback requirements. **Complies**
10.9.5.1.9 Outdoor Activities	Only residential activity is proposed. **Complies**
10.9.5.1.10 Transportation	Refer to Table 3 below. **Complies**
10.9.5.1.11 Hours of Operation – Non-Residential Activities	Only residential activity is proposed. **Complies**
10.9.5.1.12 Keeping of Animals	Not proposed. **Complies**
10.9.5.1.13 Noise	It is envisaged that the sites will be used in a residential capacity. **Complies**
10.9.5.1.14 Helicopter Landing Area	No helicopter landing area is proposed. **Complies**

Table 2 - Natural and Physical Resources - Performance Standards

Chapter 12 – Natural and Physical Resources	
12.1 Landscapes and Natural Features	Not applicable
12.2 Indigenous Flora and Fauna	No vegetation clearance is required.
12.3 Soils and Minerals	Earthworks and retaining walls are required for the development of the residential units and the driveway on the site. The permitted threshold for excavation and/or filling in the Russell Township zone is 200m^3, not involving a cut or filled face of 1.5m.

	Earthworks for development total 515m^3. The cut depths on the site range between 1m and 3.2m. ***Discretionary Activity***
12.4 Natural Hazards	Not applicable
12.5 Heritage	Not applicable
12.6 Air	Not applicable
12.7 Lakes, Rivers Wetlands and the Coastline	Not applicable
12.8 Hazardous Substances	Not applicable
12.9 Renewable Energy and Energy Efficiency	Not applicable

Table 3 - Transportation Performance Standards

Chapter 15 - Transportation	
15.1.6A.2 Traffic Intensity	Residential units generate 10 one-way vehicle movements per unit in accordance with Appendix 3A – Traffic Intensity Factors. The first dwelling is exempt. 20 traffic movements are permitted. Two dwellings generate 10 traffic movements. **Complies**
15.1.6B.1 Parking	The site has sufficient space to accommodate four vehicles (refer Development plans in **Appendix B**). **Complies**
15.1.6C Access	Internal access is proposed to be upgraded and will be provided in accordance with the Development Plans provided in **Appendix B** [which is consistent with the requirements of Chapter 15.1.6C]. Whilst not show on plans, the vehicle crossing to the site will likely require upgrading to serve the proposaland this can be provided as a condition of consent. **Complies**

Overall, this application falls to be considered as a **Discretionary activity**.

In terms of the PDP, the following rules are assessed in Table 4 below.

Table 4 –Relevant Rules in the PDP

Proposed District Plan				
Matter	**Rule/Std Ref**	**Relevance**	**Compliance**	**Evidence**

Hazardous Substances 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	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.
Heritage Area Overlays (Property specific) 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 (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
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to	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

scheduled heritage resources – which are called heritage items in the map legend				
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	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
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	Not indicated on Far North Proposed District Plan. No vegetation clearance proposed.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan

Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	Earthworks associated with the development will be in accordance with the relevant standards including GD-05 and will have an ADP applied.
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	Not indicated on Far North Proposed District Plan
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	Not indicated on Far North Proposed District Plan

No consents are required under the PDP.

Having considered the proposal against the Proposed Regional Plan, no regional council consents are required.

Overall, consent is required as a **Discretionary Activity**.

6.0 STATUTORY CONSIDERATIONS

Section 104B governs the determination of applications for Discretionary Activities.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

With respect to Discretionary activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA sets out matters to be considered when assessing an application for a resource consent,

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to–

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

No Regional Plan matter is pertinent to the considerations as no consents are required in this respect.

Those relevant s104 considerations are addressed and followed by an assessment of Part II matters as they apply to the application.

Section 104 (1)(a) Assessment of Effects on the Environment

This assessment focuses on the actual and potential environmental effects of the proposal. The key matters requiring consent are the breaches of Residential Intensity and Earthworks under the ODP.

The proposal complies with all other standards, including building height, building scale, setbacks, and stormwater coverage, thereby avoiding adverse effects related to visual dominance, overshadowing, and stormwater runoff.

The proposal is supported by expert reports in the field of stormwater and geotechnical matters and a summary of these reports are also provided below.

Residential Intensity

The proposal involves two dwellings on the 1,935m^2 site, which equates to a density of one dwelling per 967.5m^2. This exceeds the permitted activity density of one dwelling per 1,000m^2 for a sewered site under Rule 10.9.5.1.2.

In assessing the environmental effects of this breach, consideration is given to the permitted baseline. A single dwelling on this site is a permitted activity, as is two dwellings on a site that is 2,000m^2.

Therefore, this assessment focuses on the additional effects generated by the proposed second dwelling with a shortfall of 65m^2 of a site where it would ordinarily be permitted. When assessed against the relevant matters of discretion, these additional effects are considered to be less than minor.

(a) Character and Appearance

The proposed new house and accommodation unit are of a high-quality architectural design. The surrounding area is residential in nature, containing a variety of housing styles and sizes. The scale of the second accommodation unit (42m^2) is modest and subservient to the main dwelling. The character and appearance of the development are considered consistent with the existing residential character of the area.

(b) Siting, Visual Domination, and Amenity

The siting of the proposed accommodation unit is separate and downslope from the main house, utilising the site's topography to achieve a degree of visual separation. The proposal complies with all building height, setback, and recession plane rules [including those promoted on the private covenant]. This compliance ensures the development will not result in adverse effects on adjacent properties related to visual domination, loss of privacy, or overshadowing.

(c) Open Space and Landscaping

The development retains a significant amount of open space on the 1,935m^2 site. The proposed building scale covers only 209.2m^2 (10.8%) of the site, well under the 20% (387m^2) permitted maximum. No vegetation removal is required to accommodate the dwellings. This leaves extensive areas available for outdoor amenity space, mitigating any effects of the increased building coverage.

(d & e) Traffic, Access, and Parking

There are no traffic or parking effects as the proposal is permitted in this respect. The internal access to the site is proposed to be upgraded as is the vehicle crossing to the site in accordance with engineering standards.

(f) Location on the Roading Network

The site is located on Long Beach Road, an established local road serving a residential catchment. The traffic generated by one additional residential unit is permitted and considered appropriate for this type of road.

(g) Noise Generation

The use of the site will remain residential. Any noise generated by the second dwelling will be of a typical domestic nature, and the development is expected to comply with the permitted noise standards of the zone.

(h & i) Servicing and Stormwater

The site is already connected to Council's reticulated wastewater and stormwater infrastructure, with potable water supplied by rainwater tanks. The proposal has been designed to connect to and utilise these services. The total proposed impermeable coverage for the entire site is 672.1m^2, which is within the permitted maximum of 677.25m^2. As the stormwater runoff from the site will be within permitted levels, the effects are considered less than minor. The stormwater management approach to development is considered in **Appendix C** and summarised below.

(j & k) Outdoor Activities and Open Space

The site is large enough to provide adequate and functional outdoor living space for both dwellings, as shown by the decks and patios on the development plans. As no vegetation is being removed and the overall building footprint is modest, no specific mitigation for loss of open space is considered to be required.

(l & m) Effects on Soils and Site Suitability

The site is currently used for residential purposes and is considered suitable for the proposed development. A full geotechnical assessment is provided in **Appendix D,** and a fuller summary is provided below. The Geotech Report concludes for the purpose of this criteria that the development can be appropriately undertaken, subject to recommendations which can be conditioned.

(n) Visual Effects on the Coastal Environment

The site is located within the Coastal Environment overlay in the PDP and is part of the established Russell township. The site is not identified to contain any areas of high or outstanding natural character. The development is an example of 'infill' housing within a built environment. The compliance with height rules ensures that the buildings will not break the skyline or be visually prominent from the coast, thereby preserving the visual qualities of the wider coastal environment.

(o) Effects on Indigenous Vegetation and Fauna

No clearance of vegetation is required to create the building platforms or access. Therefore, the proposal will have no adverse effects on indigenous vegetation or the habitats of indigenous fauna.

Earthworks

The proposal requires a total of 515m^3 of earthworks and involves a maximum cut depth of 3.2 metres. This exceeds the permitted volume threshold of 200m^3 and the permitted cut face height of 1.5m. The earthworks are necessary to establish safe and stable building platforms and vehicle access, given the site's sloping topography.

The potential effects of the earthworks are assessed below against the relevant matters of discretion and are considered to be less than minor, subject to the implementation of standard engineering and environmental controls.

(a) Erosion and Natural Hazards

The primary risk the earthworks in this location is soil erosion and the subsequent discharge of sediment into the downstream coastal environment. This risk is proposed to be managed through a condition requiring an Erosion and Sediment Control Plan prior to construction.

Geotechnical constraints have been considered and subject to carrying out the recommendations of the expert reports, effects will be less than minor.

(b) Life-Supporting Capacity of the Soil

The zone is an 'urban' environment that anticipates a higher density of development than otherwise anticipated in environments that use the soil for productive purposes. The permanent loss of soil capacity under building footprints and paved areas is an anticipated and unavoidable effect of any permitted residential development.

(c) & (d) Stormwater Flow and Water Quality

During construction, the Erosion and Sediment Control Plan will manage stormwater on-site, diverting clean water away from exposed areas and directing any sediment-laden runoff to appropriate treatment devices. This prevents mobilisation of sediment and protects water quality. Post-construction, the site will be stabilised, and the final stormwater system will connect to the Council's reticulated network, with runoff volumes being within the permitted threshold for the site.

(e) Visual Amenity and Natural Character

The earthworks are contained entirely within a large residential site located in an established urban environment. The final landform will be stabilised by engineered retaining walls and integrated into the site. The visual effects will be temporary during the construction phase and, once completed, will not adversely affect the visual amenity or the modified natural character of the surrounding area.

(j) Cumulative Adverse Effects

The proposed earthworks are a self-contained project. By implementing a robust Erosion and Sediment Control Plan, the development will not discharge sediment off-site. Therefore, it will not contribute to any cumulative degradation of water quality in the local catchment or the wider coastal environment.

(k) & (l) Effectiveness of Mitigation and Monitoring

The proposed mitigation through a professionally designed Erosion and Sediment Control Plan and engineered retaining walls are a highly effective methods for managing the effects of earthworks. These controls are easily monitored during construction, with the application of a condition of consent.

Stormwater Effects & Summary of Expert Report

The subject site slopes steeply eastward towards Oneroa Bay. Currently, stormwater from the existing dwelling drains via a rainwater tank overflow into a council stormwater main located on the property's southern boundary. This main discharges to Oneroa Bay.

The key potential effect of the development is an increase in the volume and peak flow of stormwater runoff. Calculations using the Rational Method for a 10% Annual Exceedance Probability (AEP) storm event (including adjustments for climate change) show the redevelopment will increase the peak runoff by 5.41 litres per second.

However, the proposed total impermeable coverage of 34.7% is below the 35% threshold for a Permitted Activity within the 'Russell Township' zone under the Far North District Plan. Compliance with this rule indicates the effects are anticipated and considered acceptable by the Plan.

To manage the increased runoff, the following mitigation is proposed:

- All concentrated stormwater flows from new roofs, the concrete driveway, and paved areas will be collected and piped directly into the existing council stormwater network via the connection in the southeast corner of the site.

Correspondence with the Far North District Council (FNDC) has confirmed that this approach is acceptable. Stormwater attenuation (detention) is not required because the development is within the permitted activity threshold for impermeable surfaces and flood modelling confirms there is adequate capacity in the downstream network and no existing flooding issues.

As the proposal complies with the District Plan's permitted activity standards for impermeable surfaces and all additional runoff will be directed to a public reticulation network with confirmed capacity, the potential adverse effects on the environment from stormwater will be less than minor.

Geotechnical Effects & Summary of Expert Report

A geotechnical investigation was undertaken to assess the site's suitability for the proposed development, which involves earthworks and new building foundations. The investigation confirmed the site is underlain by stiff to very stiff residual soils of the Waipapa Group, with some non-certified fill present around the existing building platform.

The report concludes that the site is currently stable and suitable for the proposed construction. While there are no signs of deep-seated instability, some minor slumping has occurred along an existing over-steep driveway cut, which is scheduled to be retained as part of the works. Laboratory testing found the underlying soils to be Class 'H' (highly expansive), meaning they are prone to seasonal shrink-swell movements.

The proposed development involves earthworks, including cuts up to 3.2 metres and the placement of new engineered fill, which could potentially affect site stability if not properly managed. Construction on highly expansive soils also requires specific foundation design to avoid structural damage.

The Geotechnical Report provides a comprehensive suite of mitigation measures to ensure the development does not adversely affect the stability of the site or neighbouring properties. These measures include:

- Earthworks Management: All unsuitable material, including existing non-certified fill and topsoil, will be removed from new building platforms and replaced with engineered hardfill compacted to specific engineering standards (a minimum Clegg Impact Value of 25).
- Engineered Retaining Walls: All proposed cut and fill faces will be stabilised with specifically designed timber pole or masonry block retaining walls. These walls will be designed by a chartered engineer to account for site-specific soil parameters, sloping ground, and surcharge loads from vehicles.
- Specific Foundation Design: All building foundations will be specifically engineered to mitigate the effects of the Class 'H' expansive soils and sloping ground, in accordance with the New Zealand Building Code. This includes a combination of slab-on-grade foundations and piled foundations embedded to specified depths.
- Protection of Services: A public sewer pipe will be re-routed around the new dwelling. Where the new accommodation unit deck is near the pipe, it will be supported by deeper "bridging piles" founded below the pipe's zone of influence to prevent any loading on the public service.
- Construction Supervision: All critical stages of the work, including earthworks, fill placement, and foundation excavations, will be observed by a geotechnical engineer to ensure they are consistent with the report's recommendations. A PS4 Producer Statement (Construction Review) will be provided upon completion.

The geotechnical report confirms that the site is suitable for the development. By implementing the specific and robust engineering recommendations for earthworks, retaining, and foundation design, the proposed redevelopment is considered "unlikely to adversely affect the existing stability of the site". Therefore, any potential adverse effects relating to land stability will be less than minor.

Section 104 (1)(ab) Any measures to achieve positive effects

Positive effects arising from the proposal include enabling the efficient use of land in the Russell Township zone. The density proposed through this application is generally anticipated and provided for within the Russell Township zone. There are also wider economic and employment and social effects that are positive to the construction sector and the applicants.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

A review of Council records has revealed no evidence to suggest that a HAIL activity has previously been undertaken on site and is described in the Landcover database as 'Built-up Area (settlement)'.

The NES for Freshwater (NESFW). A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject

to the NESFW provisions. Therefore, no further assessment is required under the NESFW.

Section 104 (b)(iii) National Policy Statement(s)

There are not considered to be any relevant National Policy Statements applicable to this site or application.

Section 104 (b)(iv) New Zealand Coastal Policy Statement (NZCPS)

The site is identified within the coastal environment within the Regional Policy Statement for Northland (NPS) and the PDP, therefore the NZCPS is relevant. The proposal is consistent with the NZCPS as it represents an appropriate form of development within an established urban area, consolidating development and avoiding sporadic coastal sprawl.

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The Northland Regional Policy Statement is the applicable regional statutory document that applies to the Northland region. Jurisdiction for land use is governed by the FNDC and the policy framework for establishing an appropriate land use pattern across the district is set out in the ODP. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement.

Table 5 – NRC Regional Policy Statement Review Assessment

Regional Policy Statement for Northland	
Objective / Policy	**Assessment**
Integrated Catchment Management	Not relevant.
Region Wide Water Quality	Not relevant.
Ecological Flows and Water Quality	Not relevant.
Enabling Economic Wellbeing	The proposal will increase economic wellbeing for the applicants, local building and construction suppliers.
Economic Activities – Reverse Sensitivity and Sterilisation.	The proposal will provide residential activities commensurate with the surrounding land use pattern. There are no reverse sensitivity or sterilisation effects from the proposal as it is being development in accordance the zones intent.
Regionally Significant Infrastructure	Not relevant.
Efficient and Effective Infrastructure	Council reticulated wastewater and stormwater is available on the site. The proposal has been designed so it can utilise these services.
Security of Energy Supply	Electricity is already supplied to the site.
Use and Allocation of Common Resources	Not relevant.

Regional Form	The proposal does not result in any reverse sensitivity or change in character. The proposal will provide for residential activity at an intensity provided for by the zone.
Tangata Whenua Role in Decision Making	Not considered necessary.
Natural Hazard Risk	Natural hazards have been appropriately considered.
Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage	While the site is located within the Coastal Environment, the scale of the proposal is anticipated and provided for in the ODP. It is therefore considered appropriate.

Section 104 (b)(vi) Plans or Proposed Plans

This application is subject to the provisions of the ODP and is subject to consideration (limited weight) of the PDP objectives and policies.

The application has been assessed against the relevant objectives and policies of both the ODP and the PDP below.

Table 6 – Coastal Environment - Objectives and Policies

Objective/Policy		**Assessment**
Objectives		
10.3.1	To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.	The proposal avoids adverse effects by complying with key standards for height, setbacks, and building scale. The potential effects from the residential intensity and earthworks breaches are mitigated through high-quality design and engineering solutions.
10.3.2	To preserve, and where appropriate in relation to other objectives, to restore, rehabilitate protect or enhance: • the natural character of the coastline and coastal environment; • areas of significant indigenous vegetation and significant habitats of indigenous fauna; • outstanding landscapes and natural features;	The proposal is located within a modified and established residential environment, not a pristine area of natural character. No clearance of indigenous vegetation is required.

	• the open space and amenity values of the coastal environment; • water quality and soil conservation (insofar as it is within the jurisdiction of the Council).	
10.3.3	To engage effectively with Māori to ensure that their relationship with their culture and traditions and taonga is identified, recognised and provided for.	This is not considered necessary in this instance, the effects of residential development at the proposed density in this zone is well understood and is more commensurate with the permitted threshold than the restricted discretionary threshold.
10.3.4	To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Māori cultural values and public health and safety.	The proposal will have no effect on public access to or along the coast. The proposed development site does not adjoin the CMA.
10.3.5	To secure future public access to and along the coast, lakes and rivers (including access for Māori) through the development process and specifically in accordance with the Esplanade Priority areas maps in the District Plan.	Refer to comments on 10.3.4 above.
10.3.6	To minimise adverse effects from activities in the coastal environment that cross the Coastal Marine Area boundary.	Not applicable.
10.3.7	To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.	Not applicable.
10.3.8	To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.	On site water is provided.
10.3.9	To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use	Not applicable.

	and development through management plans and integrated development.	
Policies		
10.4.1	That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision use and development is that where the activity generally: (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and Continued…	Refer to comments on 10.3.1 above.
10.4.2	That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.	The proposal involves the intensification of a residential site within the defined Russell Township, representing consolidation within a built-up area. This is therefore the opposite of sporadic or sprawling development.
10.4.3	That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.	Refer to comments on 10.4.2 above.
10.4.4	That public access to and along the coast be provided, where it is compatible with the preservation of the natural character, and amenity, cultural, heritage and spiritual values	Not applicable.

	of the coastal environment, and avoids adverse effects in erosion prone areas;	
10.4.5	That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's Tangata Whenua Values and Perspectives (2004).	There are no identified historic heritage sites on this property. The proposal will not affect the ability of Māori to access or use the coastal waters in the vicinity.
10.4.6	Those activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous vegetation and habitats, will be encouraged by the Council.	This policy is directed at larger scale development. The proposal is located within an urban environment at a density provided for within the zone.
10.4.7	To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate: (a) parking (b) rubbish disposal (c) waste disposal (d) dinghy racks	Not applicable.
10.4.8	That development avoids, remedies or mitigates adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.	Refer to 10.4.5 above.
10.4.9	That development avoids, where practicable, areas where natural	There are no natural hazards identified on the property.

	hazards could adversely affect that development and/or could pose a risk to the health and safety of people.	
10.4.10	To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.	Sufficient water storage for both domestic consumption and fire-fighting will be provided on site.
10.4.11	To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the Coastal Marine Area.	A Erosion and Sediment Control Plan will be developed and implemented during the earthworks phase to ensure sediment does not enter the coastal environment.
10.4.12	That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through: (a) the siting of buildings relative to the skyline, ridges, headlands and natural features; (b) the number of buildings and intensity of development; (c) the colour and reflectivity of buildings; (d) the landscaping (including planting) of the site; (e) the location and design of vehicle access, manoeuvring and parking areas.	These matters are addressed within the application.

Table 7 - Objectives and Policies for the Russell Township Zone

Objective/Policy		**Assessment**
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 density is anticipated and provided for within the Russell Township zone and is consistent with the established residential character and amenity of the area.
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.	Refer to 10.9.3.1 above.

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 onsite effluent disposal.	The proposal is on a large 1,935m^2 site, which provides sufficient outdoor space for both dwellings. The development will be connected to the reticulated wastewater system.
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 space and landscaping around buildings and to reduce total impermeable area and its adverse hydrological, ecological and amenity effects.	The proposal complies with a total proposed impermeable surface area of 672.1m^2, which is below the permitted maximum of 677.25m^2. Notwithstanding this, stormwater management has been considered and agreed with Council's Infrastructure Department.
10.9.4.4	That sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.	The proposal complies.
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.	The effects of the second dwelling are mitigated through compliance with height, setback, and noise rules, and by connection to reticulated services.
10.9.4.6	That a reasonable level of privacy and peaceful enjoyment be provided for residents.	This is accommodated by the proposal.
10.9.4.7	That the significance of Russell is recognised and its intrinsic historic value is preserved by protecting its special character.	The property does not have any identified historic sites on it.
10.9.4.8	That the special character of Russell be protected by: (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;	These matters are addressed within the application.

	(b) retaining the visual dominance of natural landforms in the Russell 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.	

An assessment has been undertaken looking at the Coastal Environment and the Kororāreka Russell Township zone in the PDP.

Table 8 - Objectives and Policies from PDP Coastal Environment

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 proposal is consistent with these objectives as it constitutes infill development within an existing urban zone and does not result in urban sprawl. The development's character is consistent with the surrounding land use.
CE-O2 - Land use and subdivision in the coastal environment: 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;	The proposal is anticipated to meet this objective for the reasons mentioned above (objective CE-O1).

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.	
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 scale of the proposed new dwelling and accommodation unit is consistent with the permitted activity levels anticipated in the Zone.
Policies	
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: a. outstanding natural character; b. ONL; c. ONF.	The site does not include any of these features on it.
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: a. outstanding natural character; b. ONL; c. ONF.	The proposal is not anticipated to create significant adverse effects on the characteristics and qualities of the coastal environment.
CE-P4 - Preserve the visual qualities, character and integrity of the coastal environment by: a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development.	The proposal is within a zoned residential area.
CE-P5 - Enable land use and subdivision in urban zones within the coastal environment where: a. there is adequacy and capacity of available or programmed development infrastructure; and	The proposal can be serviced by existing reticulated wastewater and stormwater infrastructure. The use is consistent with the established character of the area

b. the use is consistent with, and does not compromise the characteristics and qualities.	
CE-P6 – Enable farming activities within the coastal environment where: 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 qualities.	Not applicable.
CE-P7 - Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where: 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.	The density proposed though the proposal is provided for and is more commensurate with the permitted activity threshold than the restricted discretionary threshold. Therefore, it is considered to be consistent of the natural character anticipated in this location.
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.
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: 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;	The specified matters are considered to be adequately addressed within the application.

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 activity or development; 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.	

Table 9 - Objectives and Policies from PDP Kororāreka Russell Township zone

Objectives	Assessment
KRT-O1 - The Kororāreka Russell Township zone provides for residential and non-residential activities that: 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.	The proposal is for residential activity, which is the primary and intended activity for the zone. The development maintains the character and amenity of the area through a high-quality architectural design that is consistent with the surrounding residential environment.
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.	The proposal is anticipated to meet this objective for the reasons mentioned above (objective KRT-O1).
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.	Not applicable.

KRT-O4 - Land use and subdivision in the Kororāreka Russell Township zone is supported by appropriate infrastructure.	The site can be fully serviced by the existing infrastructure available at the boundary, including reticulated wastewater, stormwater, electricity, and telecommunications.
KRT-O5 - Land use and subdivision in the Kororāreka Russell Township Zone provides communities with functional and high amenity living environments.	The proposal is anticipated to meet this objective for the reasons mentioned above (objective KRT-O1).
Policies	
KRT-P1 - Enable land use and subdivision in the Kororāreka Russell Township zone where: a. landscaping and areas of open space are maintained around buildings on the site; b. it is consistent with scale, character and design anticipated in the surrounding residential environment; c. there is appropriate infrastructure to support residential and non-residential development; d. heritage resources are protected; and e. values of coastal environment and High Natural Character are recognised and protected.	Refer KRT-O1
KRT-P2 - Require all subdivision in the Kororāreka Russell Township zone to provide the following reticulated services to the boundary of each lot: a. telecommunications; i. fibre where it is available; or ii. copper where fibre is not available; b. local electricity distribution network; and c. wastewater, portable water and stormwater where they are available.	While this is not a subdivision, the principle is applied. The development will connect to all available reticulated, including wastewater and stormwater.
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.	The proposal for a primary dwelling and a smaller, secondary accommodation unit contributes to housing variety and choice within the township.
KRT-P4 - Enable non-residential activities that:	Not applicable.

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.	
KRT-P5 - Provide for retirement villages where they: 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.	Not applicable.
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: 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. h. the protection of: i. historic heritage; ii. Indigenous biodiversity;	The specified matters are considered to be adequately addressed within the application.

iii. the natural character of the coastal environment and 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; i. provision for areas of open space and outdoor living space; j. provision of landscaping, screening and planting; k. consistency with the design, character, scale and amenity of the surrounding residential environment; l. level of privacy, visual dominance and shading effects on adjoining sites; m. protection of pedestrian scale, layout and development within Kororāreka Russell; n. sunlight and daylight access; o. the adequacy of available or programmed development infrastructure; p. level of integration with other activities within the zone; q. hours of operation; r. provision for car parking; s. integration and connectivity within the surrounding road network; t. the ability of the site to address waste water, stormwater, soakage, water supply including fire fighting; u. community well-being, health and safety; v. number of planned or potential people on site; w. any site constraints or natural hazard mitigation; and x. any historical, spiritual, or cultural association held by tangata whenua,	

with regard to the matters set out in Policy TW-P6.	

Overall, it is considered that the proposal is consistent with the PDP Kororareka Russell Township zone objective and policy framework.

Section 104 (c) Other Matters

There are no other matters that are considered relevant.

7.0 NOTIFICATION

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- Step 1 – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.

- Step 2 – Public notification precluded in certain circumstances. Overall the application is for a discretionary activity. None of the circumstances in this step apply.

- Step 3 – Public notification required in certain circumstances. In respect of clause 8(a) the application is not subject to a rule or national environmental standard that requires public notification. In respect of clause 8(b), this assessment of effects on the environment concludes that any adverse effects would be less than minor. For these reasons, it is considered that the application can be processed without public notification.

- Step 4 – Public notification in special circumstances. 'Special circumstances' are those that are unusual or exceptional, but they may be less than extraordinary or unique. (Peninsula Watchdog Group Inc v Minister of Energy [1996] 2NZLR 5290). It is considered that there are no unusual or exceptional circumstances that would warrant notification of this application.

Section 95B sets out a series of steps for determining limited notification. These include:

- Step 1 – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.

- Step 2 – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. These circumstances do not apply to this application.

- Step 3 – certain other persons must be notified. An affected person is determined in accordance with s95E. A person is affected if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). Adverse effects on a person may be disregarded if a rule or a national environmental standard permits an activity with that effect or is a controlled or RDA with an adverse effect that does not relate to a matter over which a rule or standard reserves control or discretion. Those circumstances do not apply to this application. S95E(3) states that a person is not affected if the person has given, and not withdrawn their written approval for a proposed activity or a consent authority is satisfied that it is unreasonable in the circumstances for an applicant to seek a person's written approval.

- Step 4 – Public notification in special circumstances. As above no special circumstances exist.

The assessment of effects above has concluded that the effects on the environment will be less then minor. The proposed density of development is provided for within the ODP and is commensurate with surrounding environment. Development matters associated with earthworks, stormwater, vehicle crossing, and wastewater pipe relocation can all be managed via conditions.

It is therefore reasonable to conclude that the effects of the proposal would incur less than minor effects on the adjacent landowners.

Section 95C relates to the public notification after a request for further information which does not apply to this application. Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor.

This assessment concludes that potential adverse effects arising from the proposal would be less than minor, as such it can proceed on a non-notified basis.

8.0 PART II – RMA

Purpose of the RMA

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 a sustainable use of existing resources that allow people and the community to provide for its social and economic wellbeing in a manner that mitigates adverse effects on the environment.

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 in the design of the residential development.

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.

9.0 CONCLUSION

Resource consent is sought as a Discretionary Activity for the replacement of an existing dwelling and the establishment of an accommodation unit at 41 Long Beach Road, Russell. The application requires consent for breaches of the residential intensity and earthworks rules of the ODP.

The assessment of environmental effects has concluded that any potential adverse effects will be less than minor. The scale of the development is appropriate for the site and its surrounding residential context, and the effects of the required earthworks will be managed through comprehensive, site-specific engineering solutions.

The proposal is consistent with the relevant objectives and policies of the RPS, ODP and PDP, and it aligns with the purpose of sustainable management under Part 2 of the RMA.

Given the assessment carried out in this report, it is considered that this proposal can be determined non-notified under the RMA.

We would appreciate the review of draft conditions when available.

Kind regards

Steven Sanson
Consultant Planner

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier **NA461/71**

Land Registration District **North Auckland**

Date Issued 28 July 1927

Prior References
NA429/61

Estate Fee Simple

Area 1935 square metres more or less

Legal Description Lot 16 Deposited Plan 20248

Registered Owners

Anna Jacqueline Mantell and William John Wallace as to a 1/2 share

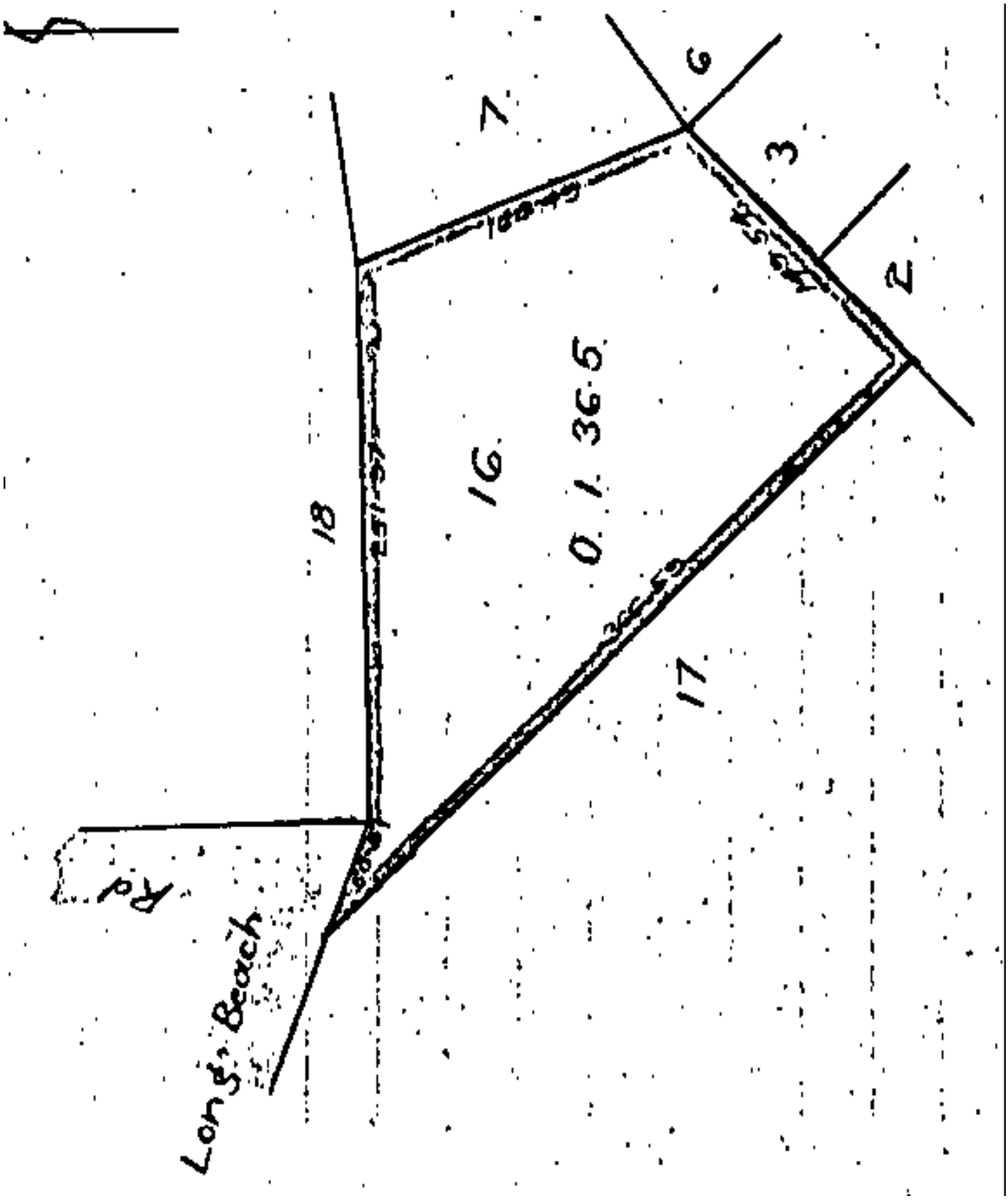
Anna Jacqueline Mantell and Paula Jane Wallace as to a 1/2 share

---

Interests

Fencing Agreement in Transfer 214332 - 28.7.1927

Land Covenant in Covenant Instrument 12990779.1 affecting parts marked W, X and Y all on DP 602237 - 18.4.2024 at 5:29 pm


7
6
3
2
16
0 1 36.5
18
17
Rd
Long's Beach

214332 T
28071927

APPROVED BY THE DISTRICT LAND REGISTRAR, AUCKLAND. No.

[New Zealand

(C)

MEMORANDUM OF TRANSFER.

I, FELIX HECTOR LEVIEN of Russell in the Provincial District of Auckland and Dominion of NewZealand Stipendary Magistrate hereinafter called "the Vendor"

being registered as the proprietor

of an estate of freehold in fee simple

subject, however, to such encumbrances, liens, and interests as are notified by memorandum underwritten or indorsed hereon, in all th piece of land situated in the Provincial District , of Auckland

containing 1 rood 36.53 perches

area not checked

be the same a little more or less, situated in the Russell Town District... being allotment 16 on plan deposited in the Land Registry Office. at Auckland as No.20248 and being portion of Section 4 Block 1 of. the Russell Survey District and being part of the land comprised.. and described in Certificate of Title entered in Volume 429,Folio. 61, of the Register Book at the Lands Transfer Registry Office at.. the City of Auckland. IN CONSIDERATION of the sum of FIFTY FIVE. POUNDS paid to me by JOHN PARKER ENGLISH of Russell in the said... Provincial District of Auckland Hotelproprietor the receipt of... which sum I hereby acknowledge do hereby transfer to the said..... John Parker English all my estate and interest in the said piece.. of land PROVIDED always and it is hereby agreed and declared that. the Vendor shall not be liable to erect or maintain or contribute. towards the cost of erecting or maintaining any dividing or boundary fence between the piece of land hereby transferred and any ... adjoining land for the time being vested in or owned by the Vendor but this proviso shall not enure for the benefit of any future.... purchaser from the Vendor of such adjoining land AND the Purchaser shall at all times while the foregoing provision is in force..... forthwith on request in writing by the Vendor or his Agent duly... sent to the Purchaser at his usual or last known place of abode... or business erect a good and sufficient boundary fence between the said piece of land and any adjoining land for the time owned by... the Vendor AND it is hereby further declared for the purposes of.. the duty payable under The Stamp Duties Act 1923 that no agreement

in writing as defined by that Act has been entered into between the parties hereto.

IN WITNESS WHEREOF We have hereunto subscribed our names this.. Second. day of July. One thousand nine... hundred and twenty seven

SIGNED by the said FELIX HECTOR LEVIEN) in the presence of:-)

F. H. Levien.

E. H. Bennell
Solicitor
Kawakawa

SIGNED by the said JOHN PARKER ENGLISH) in the presence of:-)

John Parker English

E. G. Hewin
Justice of the Peace.
Retired Farmer
Russell.

214332

TRANSFER

Correct for the purposes of the Land Transfer Act

Solicitors for Purchasers

No. of Lot 16 D.P.20248 Pt. Sec. 6 B 1

situated in Russell S.D.

NORTH

[illegible] LEVIEN Vendor.

J. P. ENGLISH Purchaser.

Particulars entered in the Register-book, Vol. 429

Folio 61, the 28th

day of July, 1927 at 11-15

o'clock. am

District Land Registrar

of the District of Auckland

461/71

from

mod

20248

MILLER & BLUNDELL,

Solicitors,

Kawakawa.

"Luminary" Print, Kawakawa

View Instrument Details

Instrument No	12990779.1
Status	Registered
Date & Time Lodged	18 April 2024 17:29
Lodged By	Lidgard, Suzanne Mary
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
NA34D/751	North Auckland
NA461/71	North Auckland

Annexure Schedule Contains 2 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by David John Spencer as Covenantor Representative on 18/04/2024 04:57 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by David John Spencer as Covenantee Representative on 18/04/2024 04:57 PM

***** End of Report *****

1

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

Dean Mark Jones (1/3), Elliot Glynn Jones (1/3) and Craig David Carreg Jones (1/3)

Covenantee

Dean Mark Jones (1/3), Elliot Glynn Jones (1/3) and Craig David Carreg Jones (1/3)

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	**Marked W, X and Y on Deposited Plan 602237**	**NA 461/71.**	**NA 34D/751.**

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

Annexure Schedule A

Interpretation

The Plan means **LT Plan 602237**.

Sloping Plane means the height starting at an RL of 36.60 (New Zealand Vertical Datum 2016) above peg 6 DP 78879 sloping at a grade of -25° (-1in4) in the direction 68°32′ (Mount Eden Geodetic 2000) over the Covenant areas.

Covenant areas means those areas marked **W, X and Y on the Plan.**

Annexure Schedule A

Covenant Areas:

W The Covenantor shall not:

- (i) erect or permit to be erected any building or appurtenances over the Covenant area marked W on the Plan; nor
- (ii) plant or permit to be planted any tree, shrub or plant that exceeds the Sloping Plane over the Covenant area marked W on the Plan.

X The Covenantor shall not:

- (i) erect or permit to be erected any building or appurtenances over the Covenant area marked X on the Plan; nor
- (ii) plant or permit to be planted any tree, shrub or plant that exceeds the Sloping Plane over the Covenant area marked X on the Plan.

However, the Covenantor may, using any materials, erect or permit to be erected any fences and retaining walls and may implement landscaping, including any of the aforesaid requiring building consent, which do not exceed the Sloping Plane over the Covenant area marked X on the Plan.

Y The Covenantor shall not:

- (i) erect or permit to be erected any building or appurtenances that exceeds the Sloping Plane over the Covenant area marked Y on the Plan; nor
- (ii) plant or permit to be planted any tree, shrub or plant that exceeds the Sloping Plane over the Covenant area marked Y on the Plan.

Record of Survey - DP 602237

Survey Number	DP 602237
Surveyor Reference	24205 JONES 2
Surveyor	Kurt Eric Watson
Survey Firm	Survey & Planning Solutions (2010) Limited
Surveyor Declaration	I Kurt Eric Watson, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 20 Mar 2024 03:42 PM

Survey Details

Dataset Description	AREAS W, X & Y ON LOT 16 DP 20248		
Purpose	Land Transfer Plan Land Covenant		
Status	Deposited	**Type**	Parcels without Survey Information
Land District	North Auckland	**Survey Class**	Class A
Meridional Circuit	Mount Eden OCD	**Vertical Datum**	None

Survey Dates

Surveyed Date	06/03/2024	**Certified Date**	20/03/2024
Submitted Date	20/03/2024 15:42:30	**Survey Approval Date**	05/04/2024
Deposit Date	18/04/2024		

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 20248	North Auckland	0°00'00"
DP 78879	North Auckland	0°00'00"
LT 601030	North Auckland	0°00'00"
DP 19079	North Auckland	0°00'00"

Territorial Authorities

Far North District

Comprised In

RT NA34D/751

RT NA461/71

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area W Deposited Plan 602237	Covenant - Land		
Area X Deposited Plan 602237	Covenant - Land		
Area Y Deposited Plan 602237	Covenant - Land		
Total Area		0.0000 Ha	

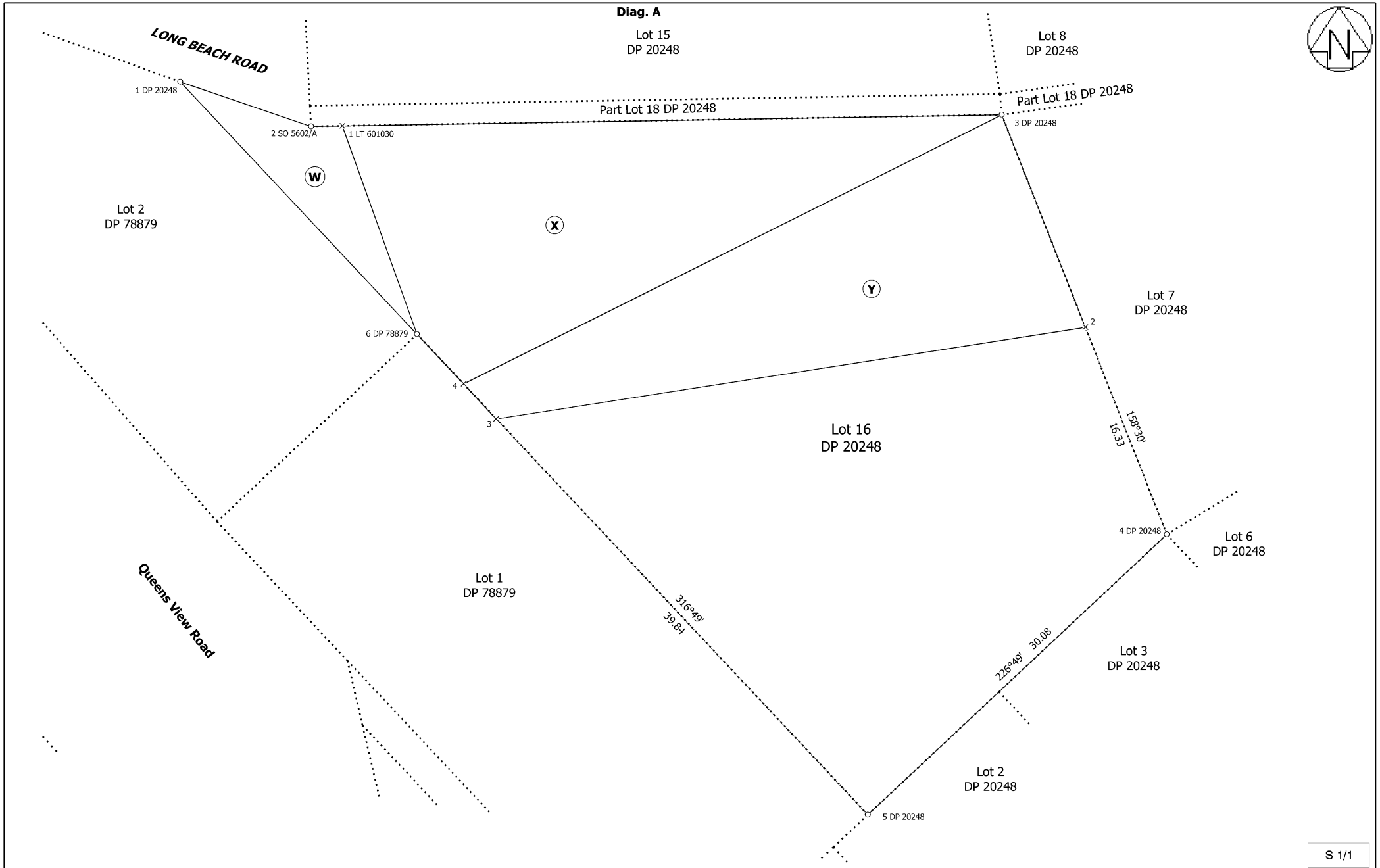
Mark and Vector

Survey Number DP 602237

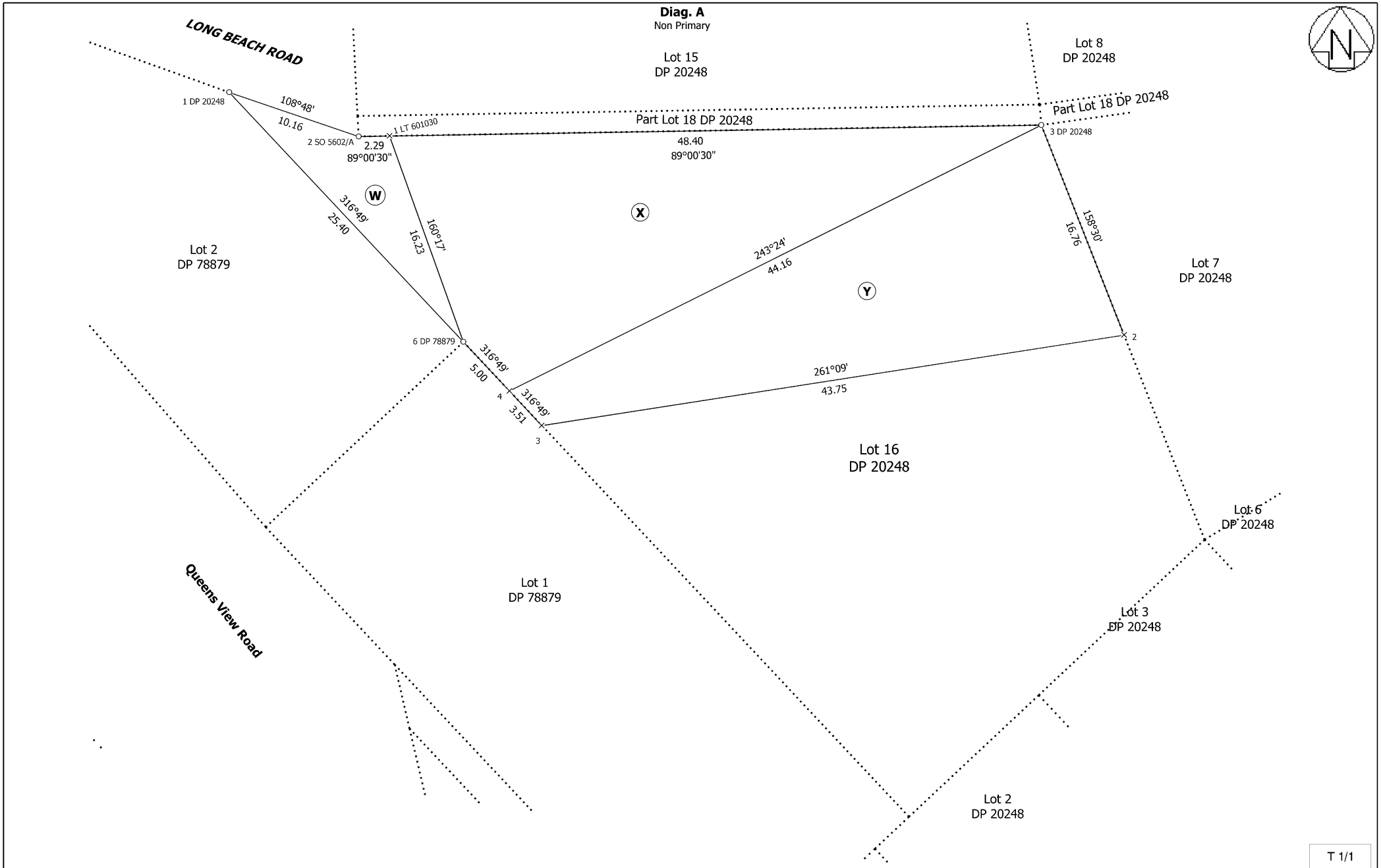
Meridional Circuit Mount Eden OCD

From	To	Code	Bearing		Adpt Surv	Bearing Correction	Distance		Adpt Surv	Class
PEG 1 DP 20248	PEG 2 SO 5602/A	ob0	108°48'00"	A	DP 19079	0°00'00"	10.16	A	DP 20248	Class A
PEG 2 SO 5602/A	UNMK 1 LT 601030	ob1	89°00'30"	A	DP 20248	0°00'00"	2.29	A	LT 601030	Class A
UNMK 1 LT 601030	PEG 3 DP 20248	ob2	89°00'30"	A	DP 20248	0°00'00"	48.40	A	LT 601030	Class A
PEG 3 DP 20248	UNMK 2 DP 602237	ob4	158°30'00"	A	DP 20248	0°00'00"	16.76	C		Class A
UNMK 2 DP 602237	PEG 4 DP 20248	ob6	158°30'00"	A	DP 20248	0°00'00"	16.33	C		
PEG 4 DP 20248	PEG 5 DP 20248	ob8	226°49'00"	A	DP 20248	0°00'00"	30.08	A	DP 20248	
PEG 5 DP 20248	UNMK 3 DP 602237	ob9	316°49'00"	A	DP 20248	0°00'00"	39.84	C		
UNMK 3 DP 602237	UNMK 4 DP 602237	ob10	316°49'00"	A	DP 20248	0°00'00"	3.51	C		Class A
UNMK 4 DP 602237	PEG 6 DP 78879	ob11	316°49'00"	A	DP 20248	0°00'00"	5.00	C		Class A
PEG 6 DP 78879	PEG 1 DP 20248	ob12	316°49'00"	A	DP 20248	0°00'00"	25.40	A	DP 78879	Class A
UNMK 1 LT 601030	PEG 6 DP 78879	ob3	160°17'00"	A	LT 601030	0°00'00"	16.23	A	LT 601030	Class A
PEG 3 DP 20248	UNMK 4 DP 602237	ob5	243°24'00"	C			44.16	C		Class A
UNMK 2 DP 602237	UNMK 3 DP 602237	ob7	261°09'00"	C			43.75	C		Class A

***** End of Report *****



Land District: North Auckland Dataset Type: Parcels without Survey Information **Digitally Generated Plan** Generated on: 01/05/2024 2:09pm Page 3 of 4	AREAS W, X & Y ON LOT 16 DP 20248	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L Date of Survey: 6/03/2024	Record of Survey DP 602237 Deposited on: 18/04/2024



Land District: North Auckland Dataset Type: Parcels without Survey Information **Digitally Generated Plan** Generated on: 01/05/2024 2:09pm Page 4 of 4	AREAS W, X & Y ON LOT 16 DP 20248	Surveyor: Kurt Eric Watson Firm: Survey & Planning Solutions (2010) L Date of Survey: 6/03/2024	Record of Survey DP 602237 Deposited on: 18/04/2024

N

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY

+21.2
21
22
23
24
25
26
27
28
29
30
31
35
36

New Manhole
LL 22.86

Manhole
LL 22.07

EXISTING PUBLIC SEWER
EXISTING PUBLIC SEWER

COVENANT DELINEATION X-Y
COVENANT DELINEATION Y
COVENANT DELINEATION W-X

AREA Y
Building permitted up to incline plane

AREA X
No build except retaining walls
& fences up to incline plane

AREA W

Existing driveway and
parking area

EXISTING HOUSE
Upper Floor Level 31.30

Existing driveway edge
Existing driveway edge

Reference line bearing 68° 32'
Sloping plane orientation

EXISTING 150Ø PUBLIC SEWER DRAIN

EXISTING RETAINING WALL
EXISTING RETAINING WALL

6 DP 78879
GL 35.23

Sloping plane @ 1 in 4 gradient along bearing 68° 32'
from RL 36.60 at this point

EXISTING SITE PLAN

1:100 SCALE @ A1

A	RESOURCE CONSENT	24/09/25

REVISIONS

DRAWING
EXISTING SITE PLAN

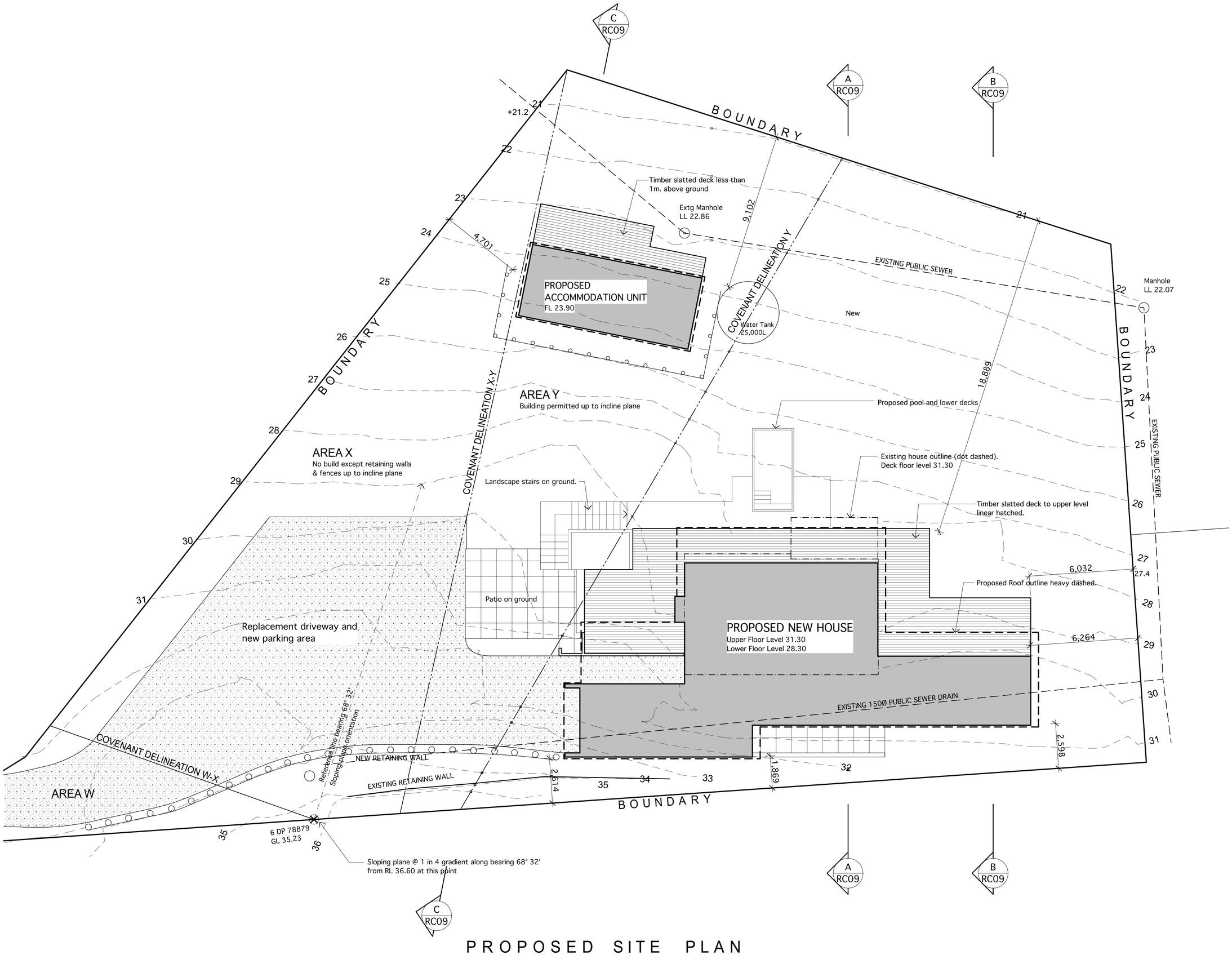
JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

Spooner
architectural solutions

PO Box 10 KERIKERI 0245

e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:100 @ A1	RC01



LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m^2

PROPOSED SITE PLAN

1:100 SCALE @ A1

A	RESOURCE CONSENT	24/09/25

REVISIONS

DRAWING
PROPOSED SITE PLAN

JOB
PROPOSED NEW HOUSE & ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

Spooner architectural solutions
PO Box 10 KERIKERI 0245
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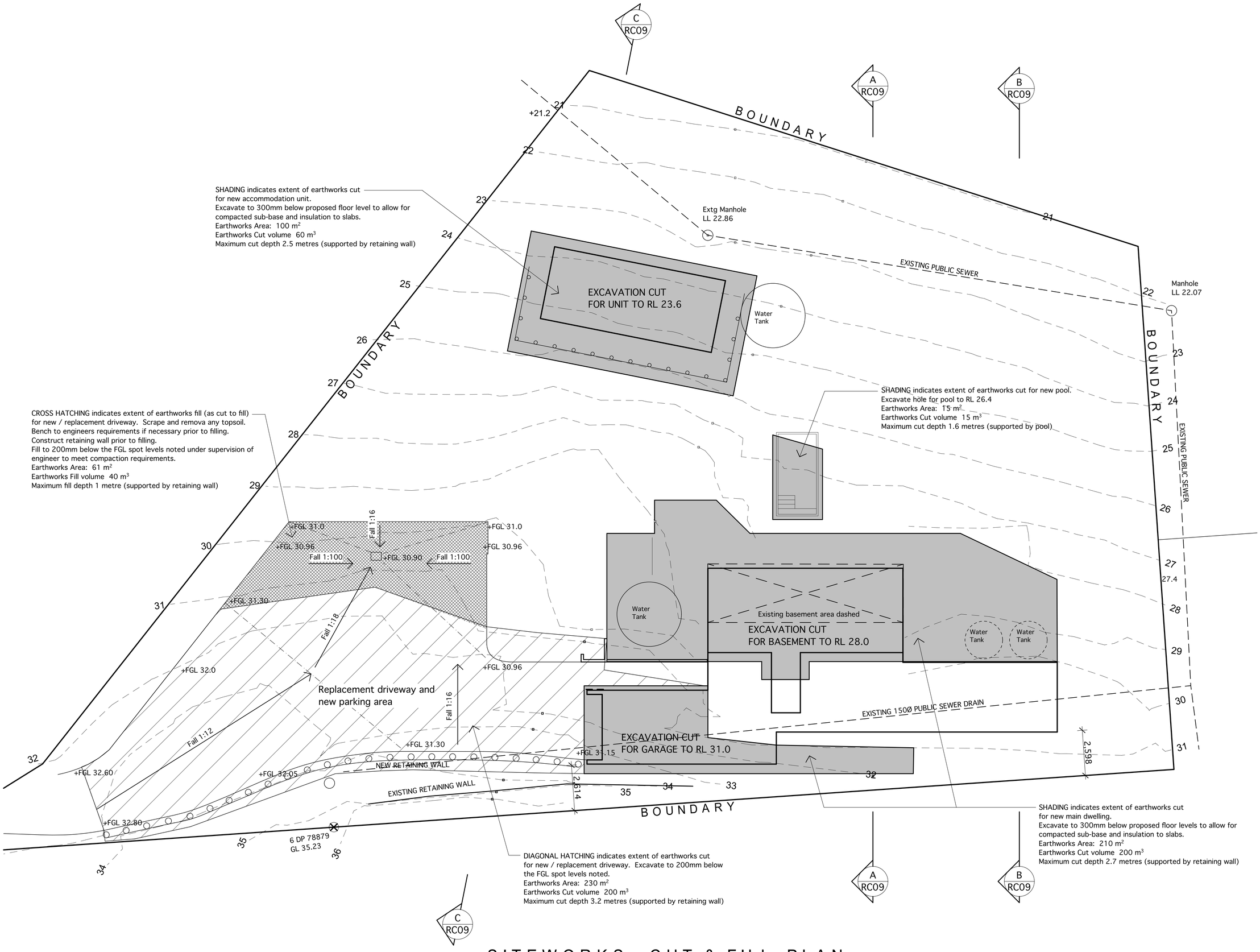
SCALE	SHEET No.
1:100 @ A1	RC02



N

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

SITEWORKS CUT & FILL PLAN

1:100 SCALE @ A1

A RESOURCE CONSENT 24/09/25

REVISIONS

DRAWING
SITEWORKS CUT &
FILL PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

Spooner
architectural solutions
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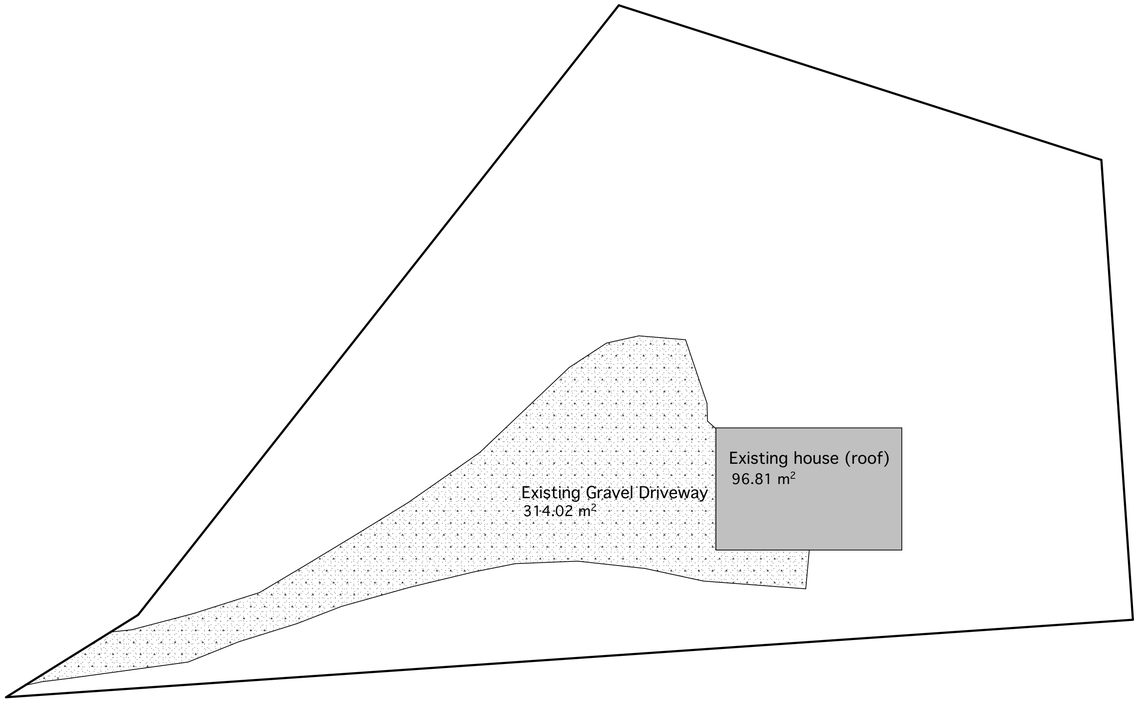
SCALE 1:100 @ A1

SHEET No. RC03



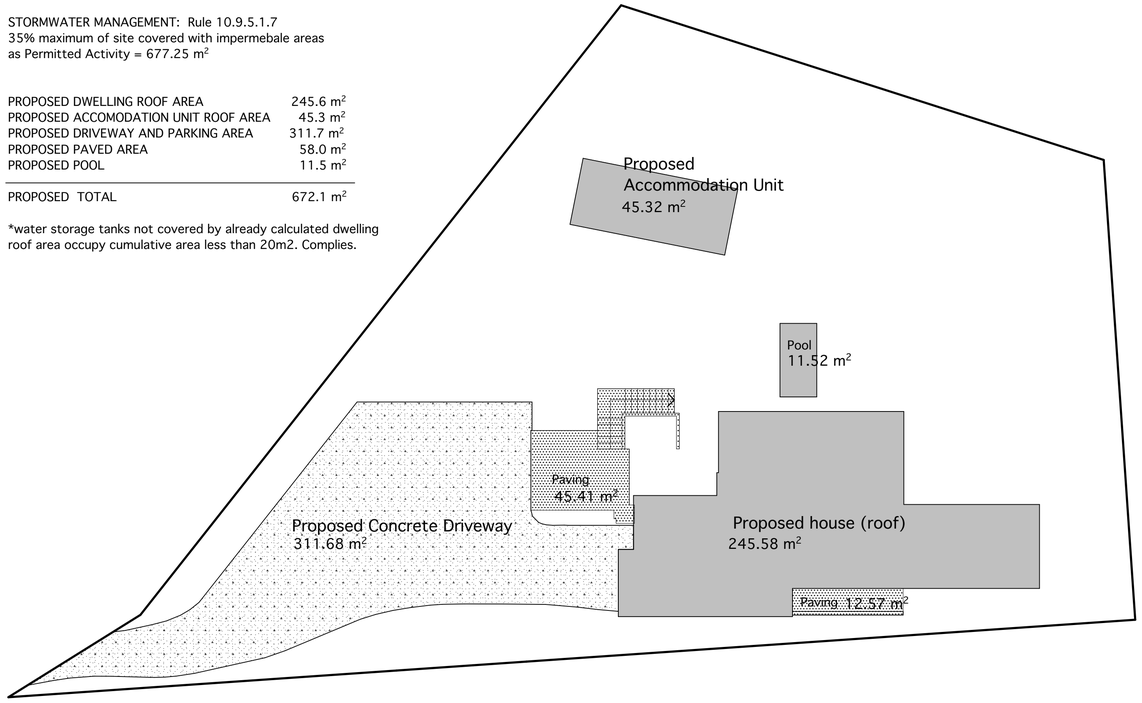
EXISTING IMPERMEABLE COVERAGE

1:200 SCALE @ A1

STORMWATER MANAGEMENT: Rule 10.9.5.1.7
35% maximum of site covered with impermebale areas
as Permitted Activity = 677.25 m²

PROPOSED DWELLING ROOF AREA	245.6 m²
PROPOSED ACCOMODATION UNIT ROOF AREA	45.3 m²
PROPOSED DRIVEWAY AND PARKING AREA	311.7 m²
PROPOSED PAVED AREA	58.0 m²
PROPOSED POOL	11.5 m²
PROPOSED TOTAL	672.1 m²

*water storage tanks not covered by already calculated dwelling roof area occupy cumulative area less than 20m2. Complies.

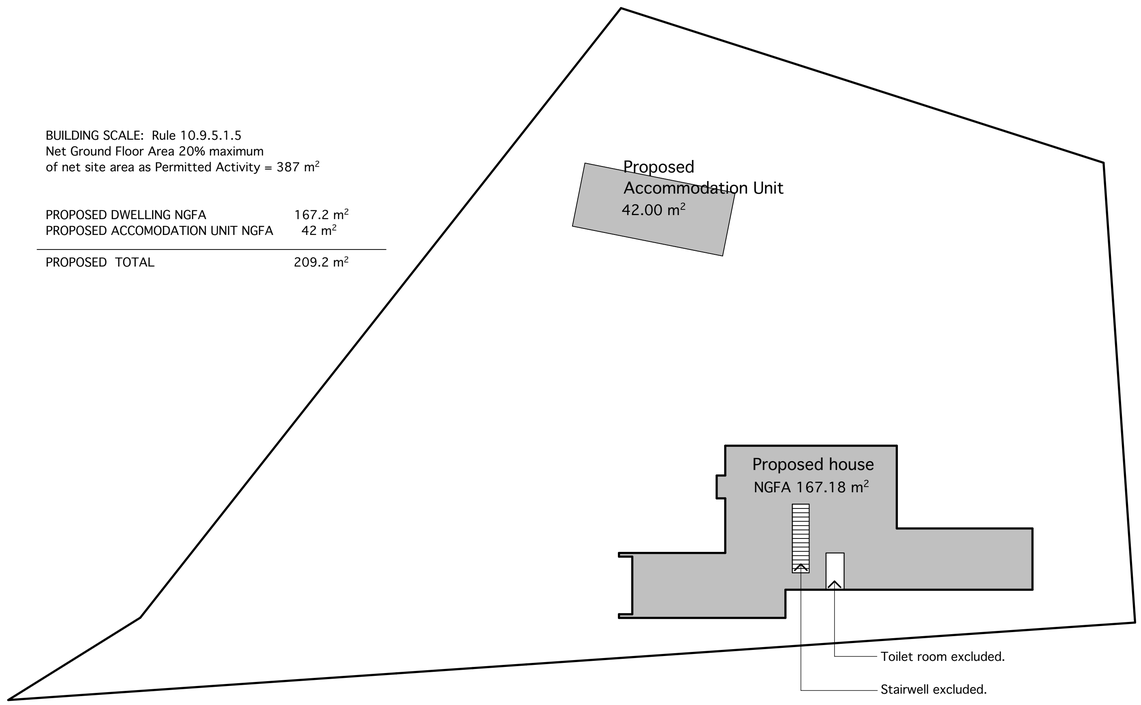


PROPOSED IMPERMEABLE COVERAGE

1:200 SCALE @ A1

BUILDING SCALE: Rule 10.9.5.1.5
Net Ground Floor Area 20% maximum
of net site area as Permitted Activity = 387 m²

PROPOSED DWELLING NGFA	167.2 m²
PROPOSED ACCOMODATION UNIT NGFA	42 m²
PROPOSED TOTAL	209.2 m²



NET GROUND FLOOR AREA

1:200 SCALE @ A1

A RESOURCE CONSENT 24/09/25

REVISIONS

DRAWING
SITE COVERAGE
CALCULATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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architectural solutions
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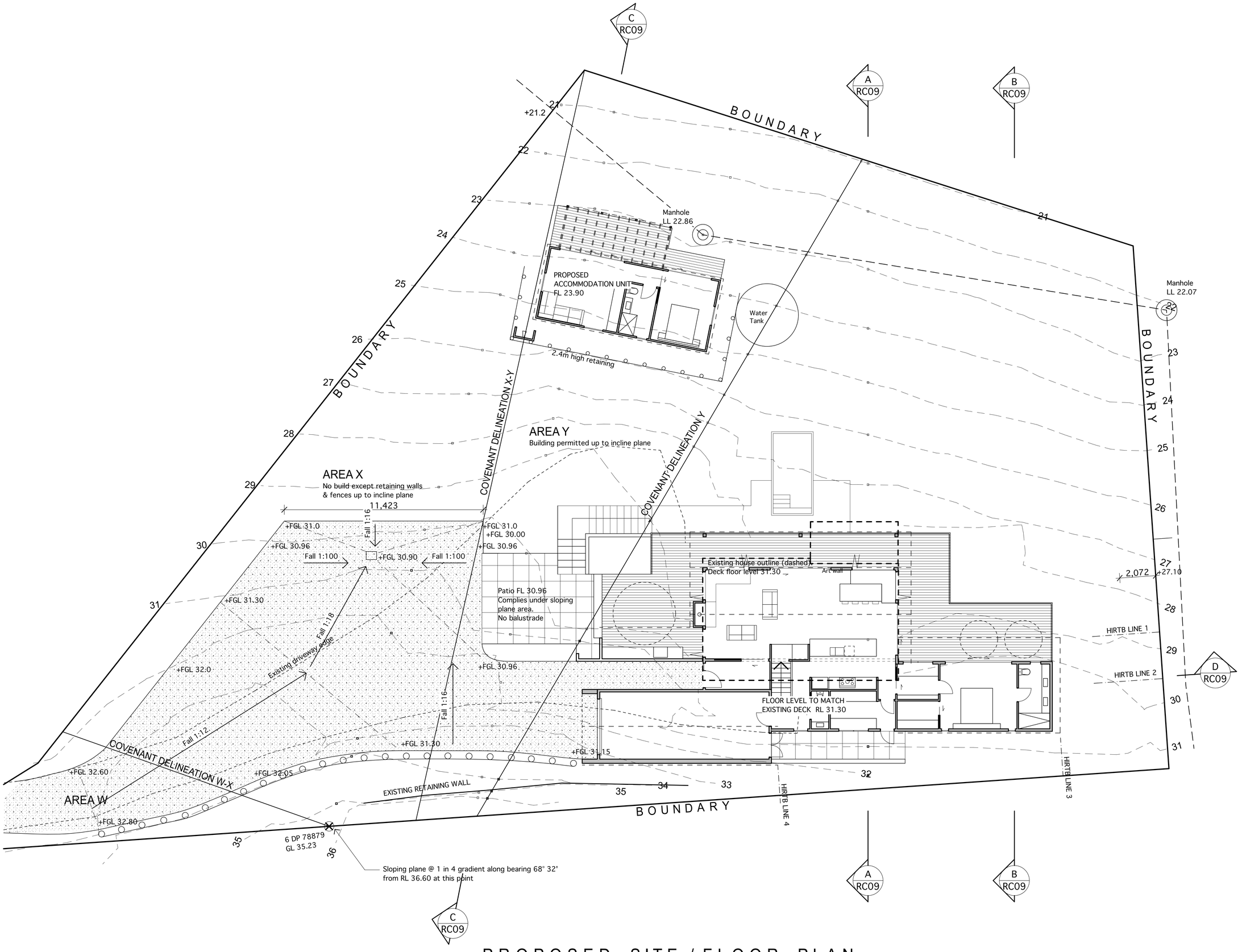
SCALE	SHEET No.
1:200 @ A1	RC04



PROPOSED SITE / FLOOR PLAN

1:100 SCALE @ A1

N

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m^2

A	RESOURCE CONSENT	24/09/25

REVISIONS

DRAWING
SITE / FLOOR PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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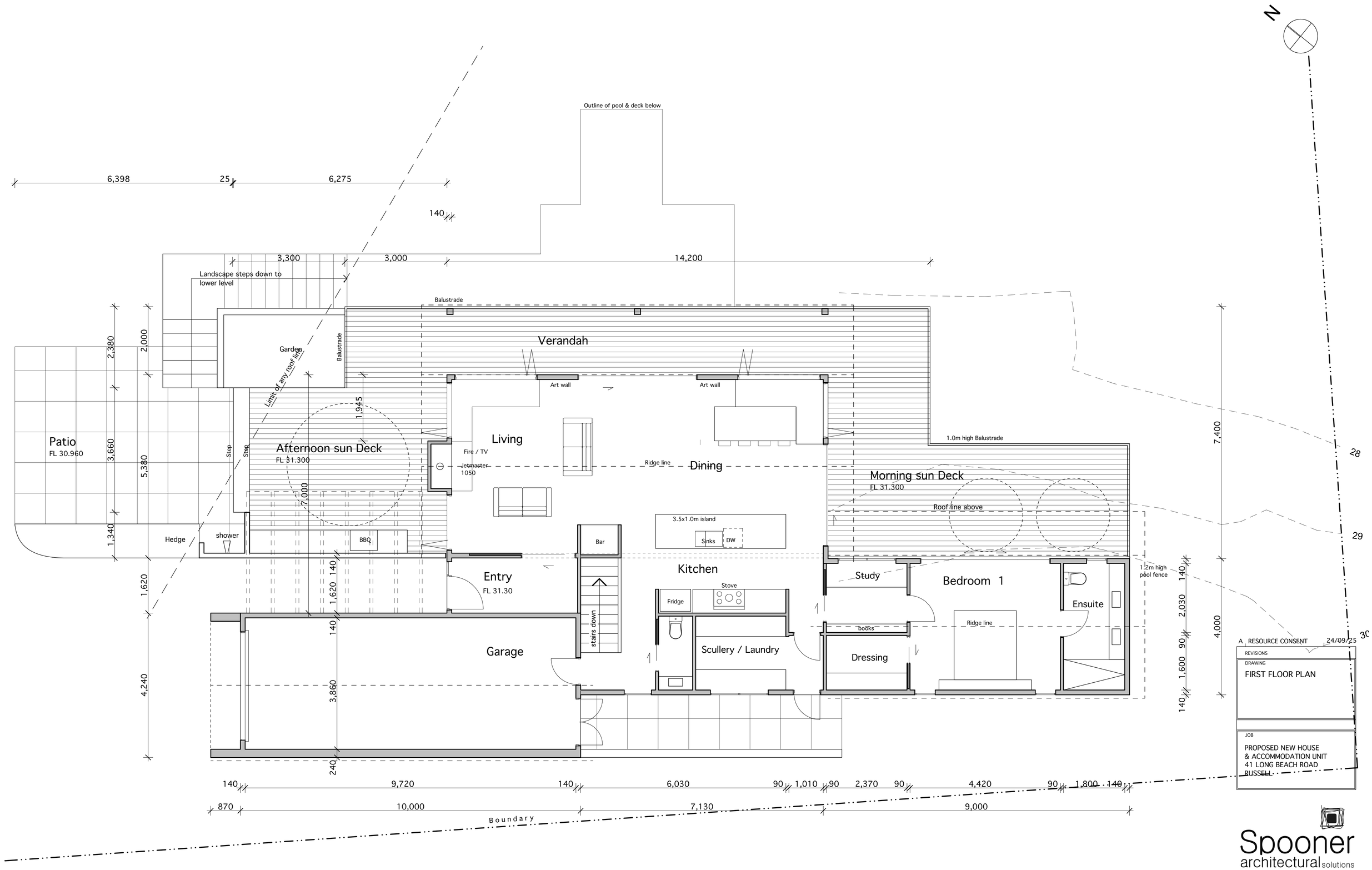
SCALE	SHEET No.
1:100 @ A1	RC05



A RESOURCE CONSENT 24/09/25

REVISIONS

DRAWING

FIRST FLOOR PLAN

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

FIRST FLOOR PLAN

1:50 SCALE @ A1

FLOOR AREA: 175 m²

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e: paul@spoonersolutions.co.nz

p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:50 @ A1	RC06

N

25

26

27

28

Plungee Pool

Pool fence stops here both sides

280 | 3,560 | 90 | 3,390 | 90 | 3,650 | 140

+FGL 28.0

1.2m high pool fence

Landscape steps up

Deck outline above

1.2m high pool fence

Deck
FL 28.30

2,000

140

140

Bedroom 2

Bedroom 2

Water Tank
25,000L

4,420

2.7m stud height
FL 28.30

wr

wr

stairs up

Deck outline above

Water Tank
10,00L

Water Tank
10,00L

Masonry foundation / retaining wall

Building outline above

Boundary

A RESOURCE CONSENT 24/09/25

REVISIONS

DRAWING
LOWER FLOOR PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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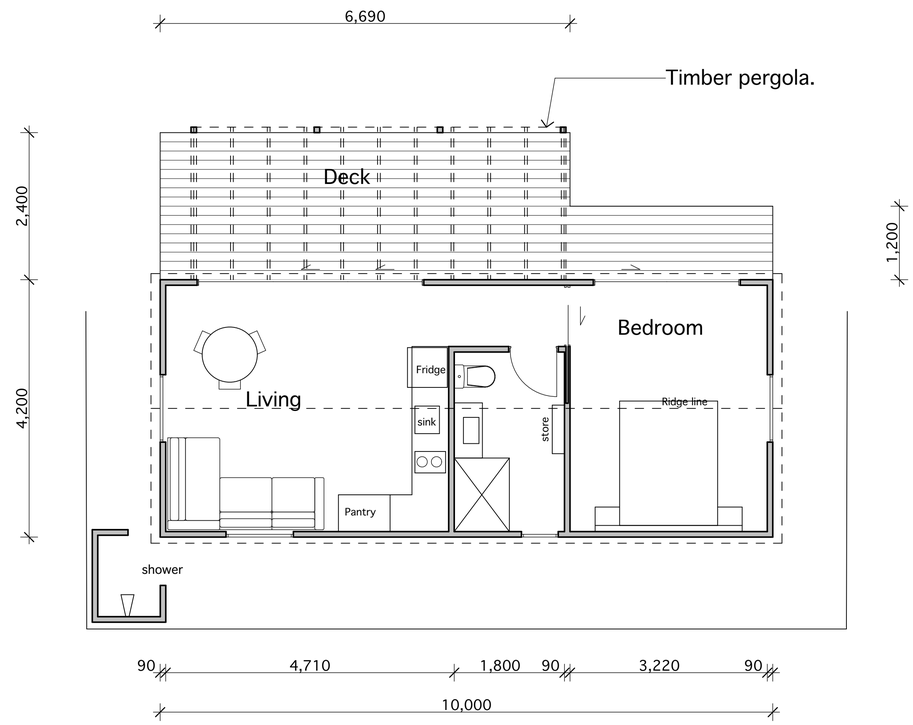
p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:50 @ A1	RC07

LOWER FLOOR PLAN

1:50 SCALE @ A1

FLOOR AREA: 54 m²



ACCOMODATION UNIT FLOOR PLAN

1:50 SCALE @ A1

FLOOR AREA: 42 m²

A RESOURCE CONSENT 24/09/25

REVISIONS

DRAWING

ACCOMMODATION
UNIT FLOOR PLAN

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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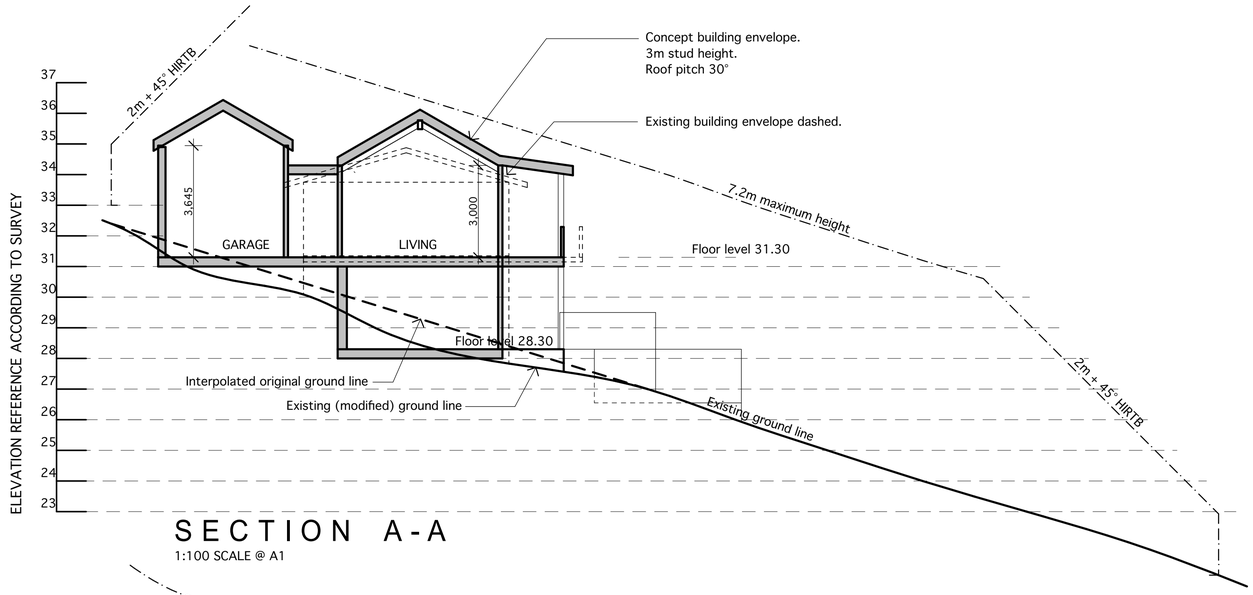
p: (09) 407 3107 m: 027 289 1221

SCALE 1:50 @ A1

SHEET No. RC08



SECTION A-A

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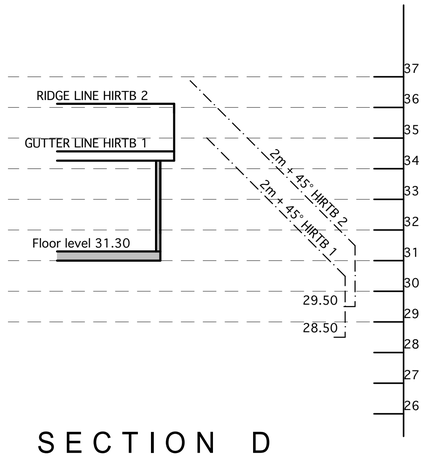

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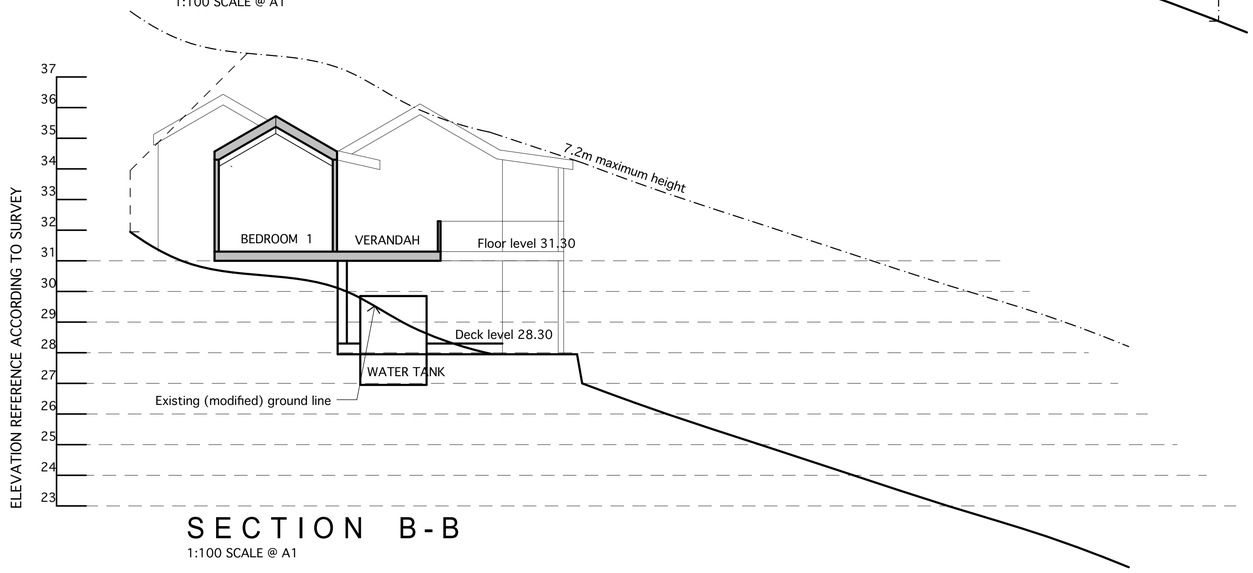

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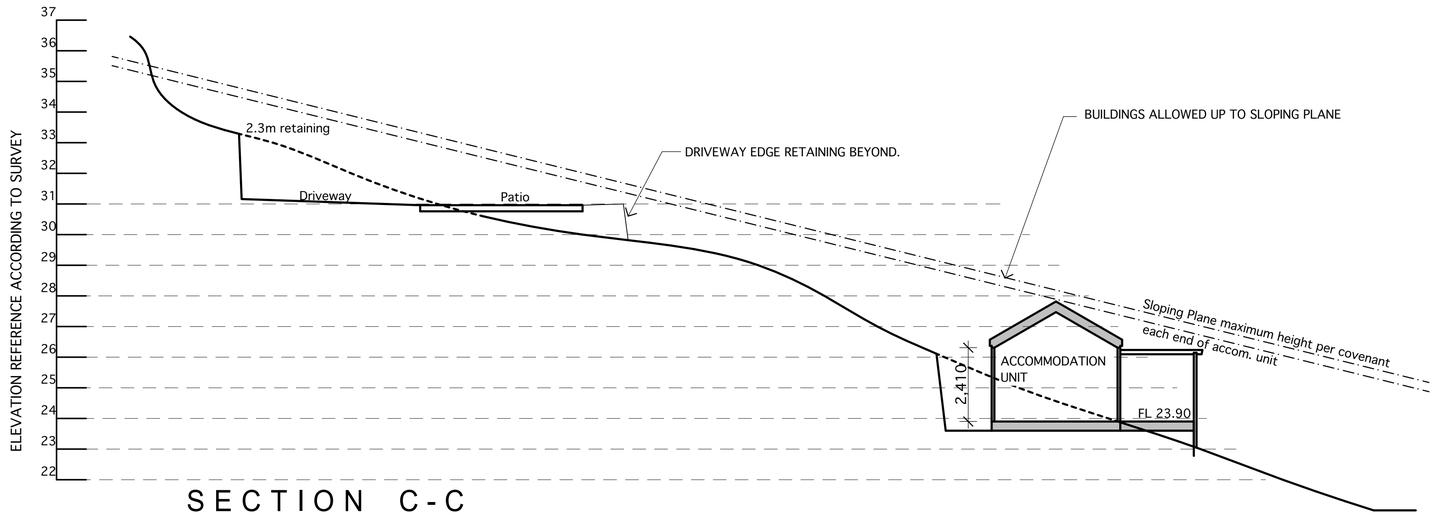

SECTION C-C

1:100 SCALE @ A1

A	RESOURCE CONSENT	24/09/25

REVISIONS

DRAWING

SECTIONS

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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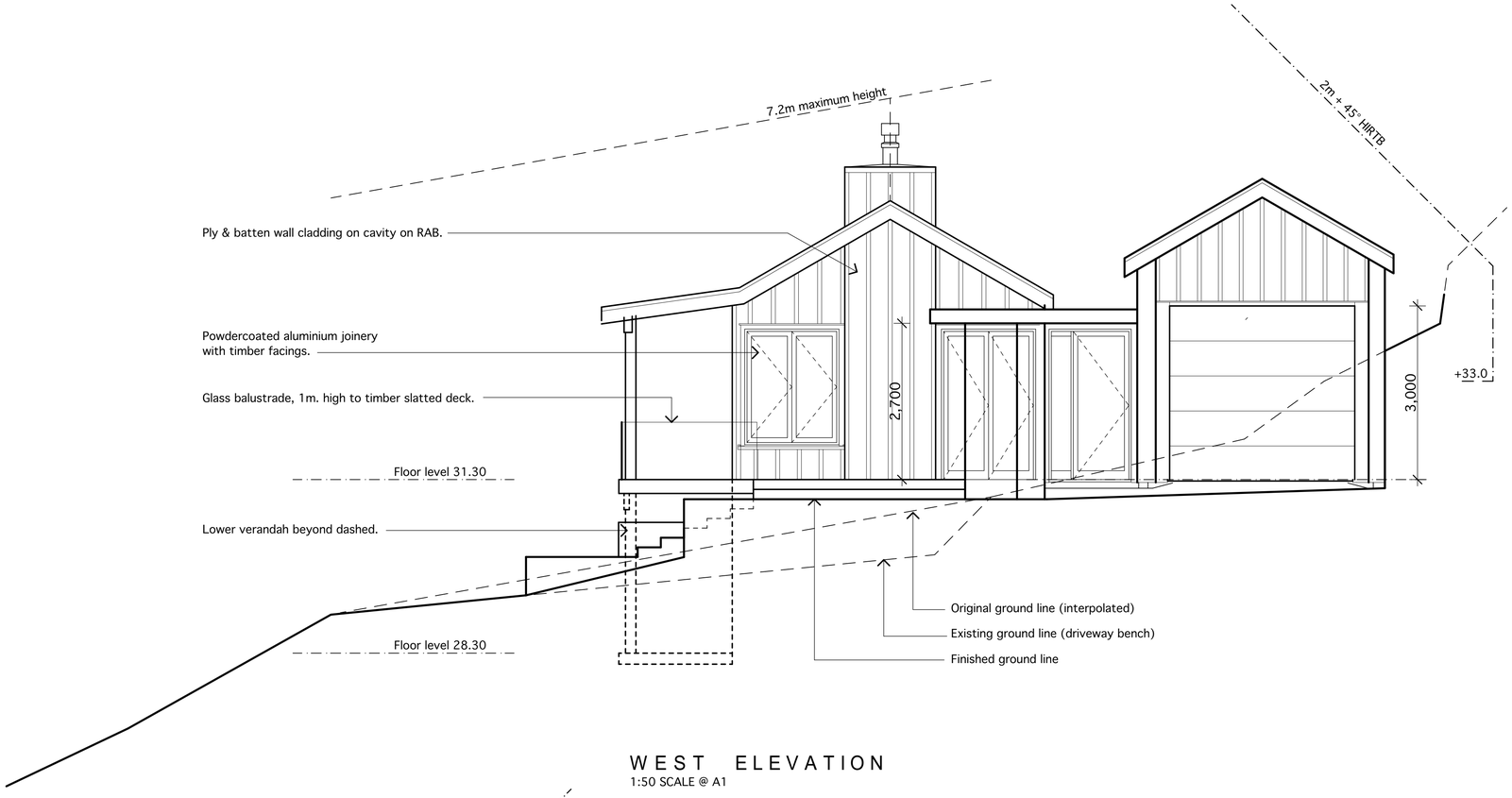
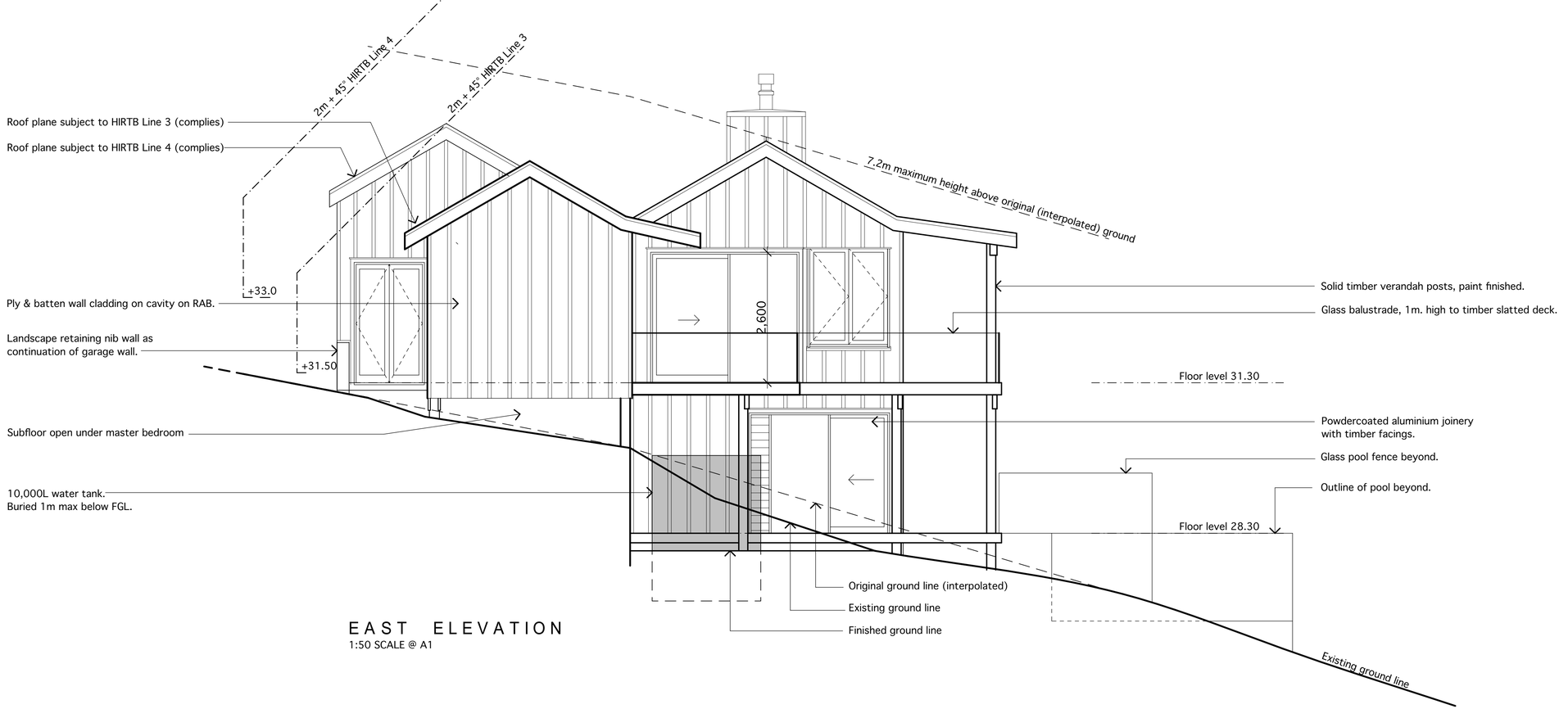
SCALE	SHEET No.
1:100 @ A1	RC09



WEST ELEVATION
1:50 SCALE @ A1



EAST ELEVATION
1:50 SCALE @ A1

A RESOURCE CONSENT 24/09/25

REVISIONS

DRAWING
HOUSE ELEVATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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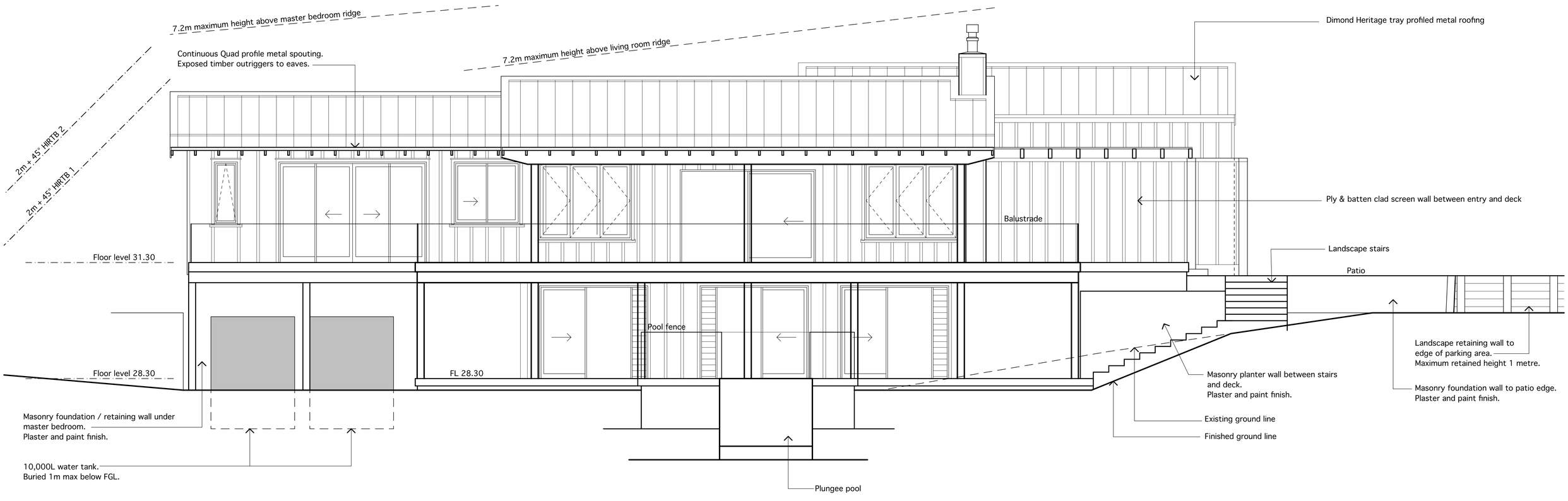
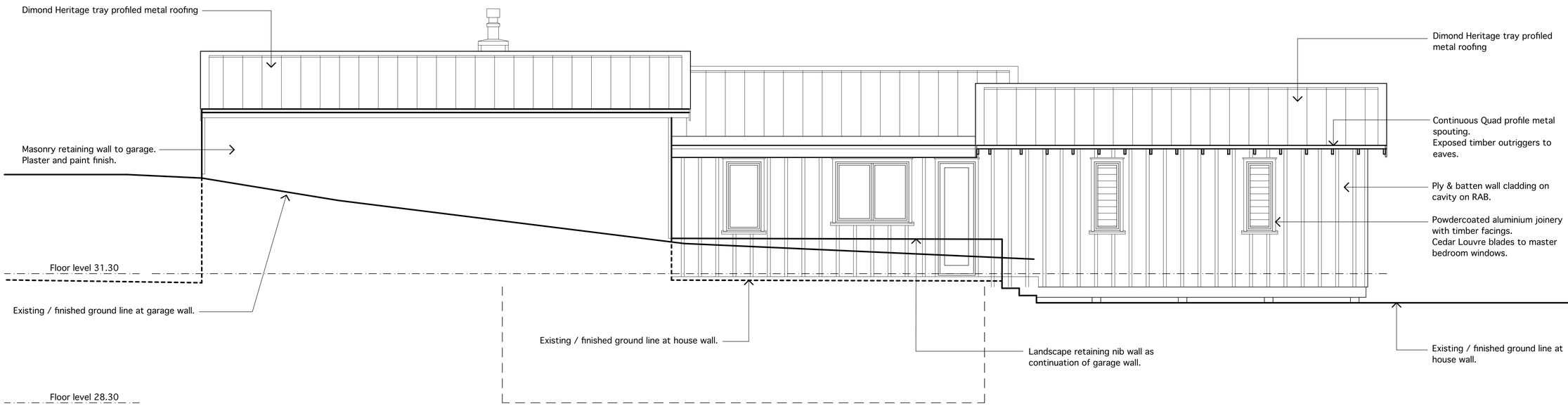
SCALE

SHEET No.
RC10



NORTH ELEVATION
1:50 SCALE @ A1



SOUTH ELEVATION
1:50 SCALE @ A1

A RESOURCE CONSENT 24/09/25

REVISIONS

DRAWING
HOUSE ELEVATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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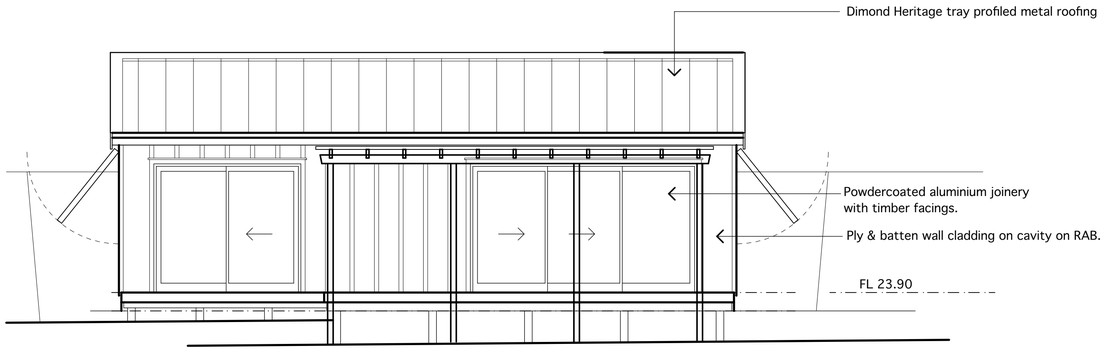
SCALE

SHEET No.
RC11



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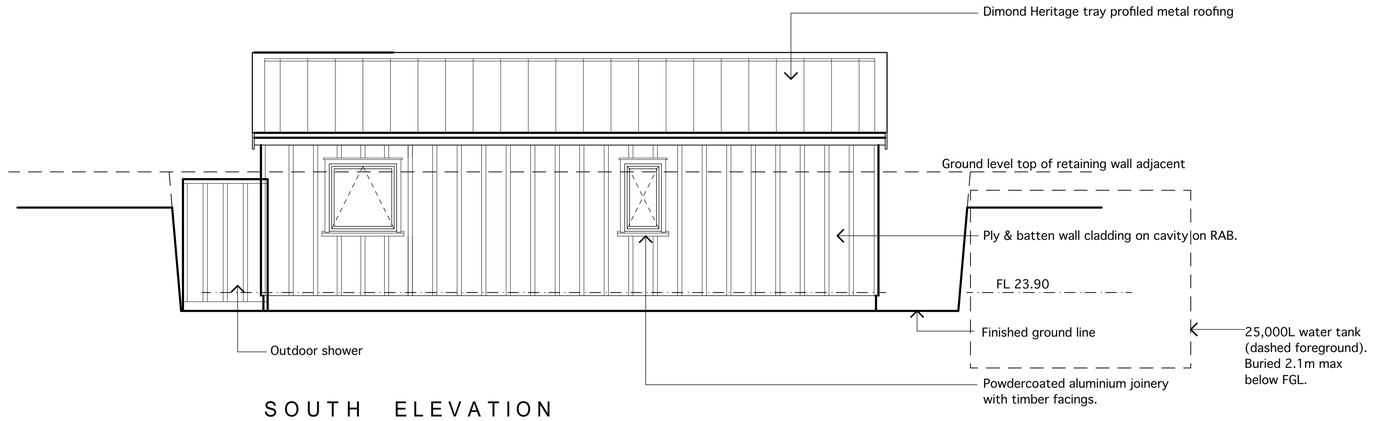
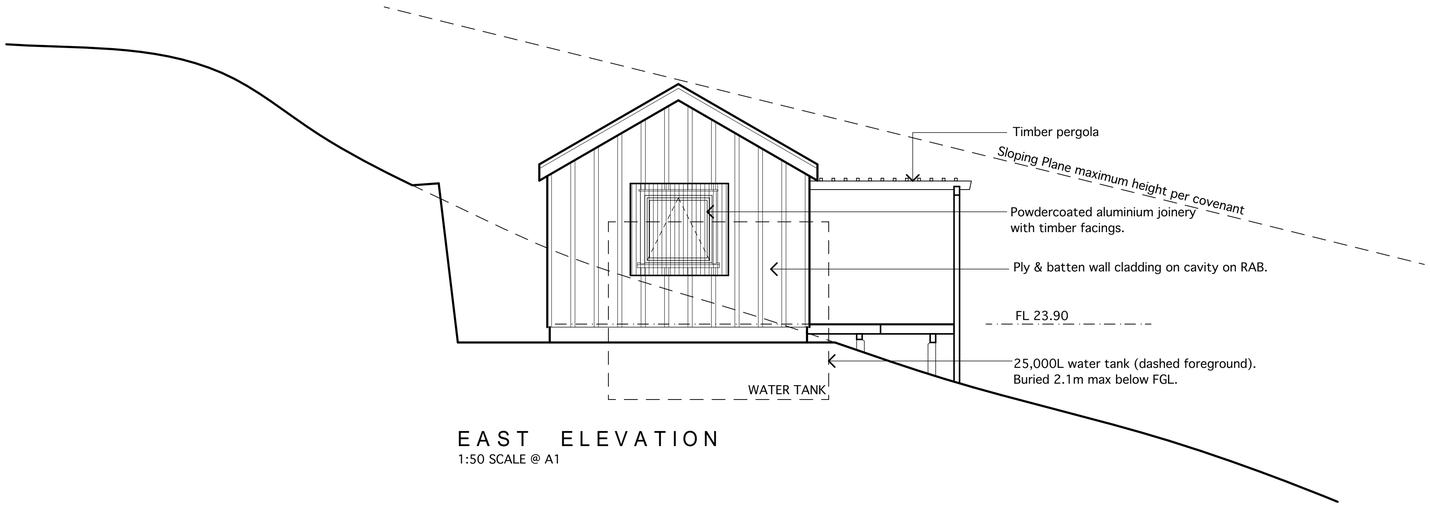
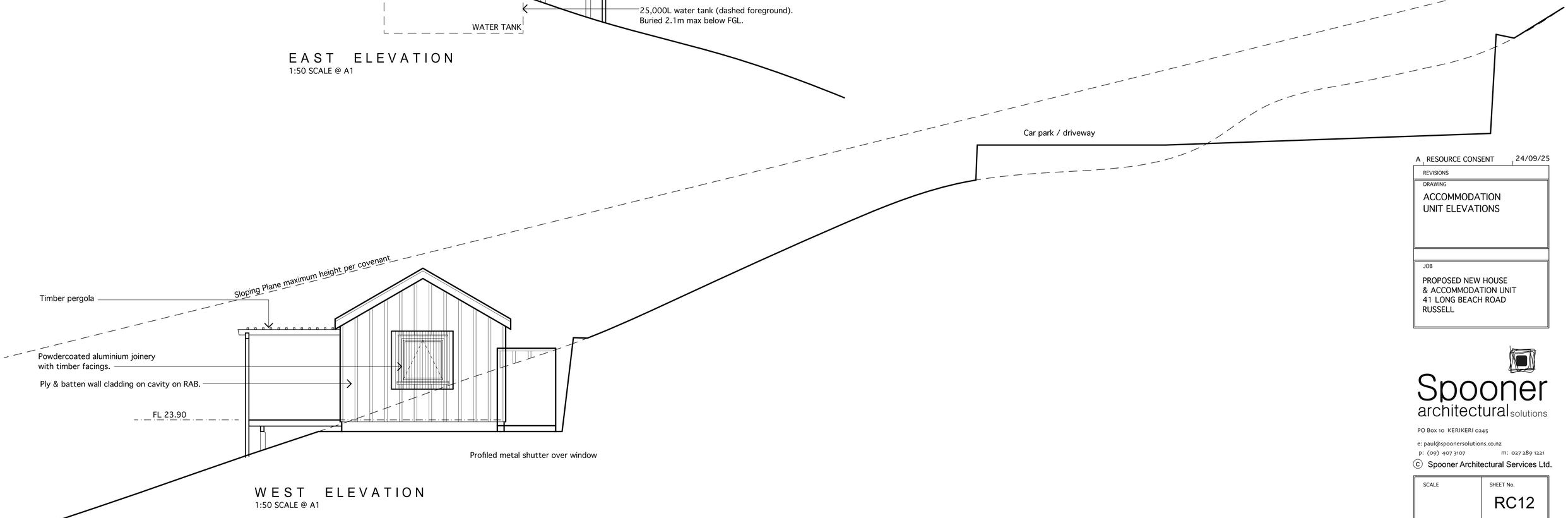
1:50 SCALE @ A1



SOUTH ELEVATION
1:50 SCALE @ A1



EAST ELEVATION
1:50 SCALE @ A1



WEST ELEVATION
1:50 SCALE @ A1

A RESOURCE CONSENT 24/09/25

REVISIONS

DRAWING
ACCOMMODATION UNIT ELEVATIONS

JOB
PROPOSED NEW HOUSE & ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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SCALE

SHEET No.
RC12

Stormwater Management Report for Site Re-development

41 Long Beach Road, Russell

(Lot 16 DP 20248)

Bill and Paula Wallace

Haigh Workman reference: 25 149

Rev A

11 September 2025

Revision History

Revision №	Issued By	Description	Date
A	Aaron Thorburn	First Issue	11 September 2025

Prepared By	Reviewed By	Approved By
Aaron Thorburn	**Tom Adcock**	**John Papesch**
Senior Environmental Advisor	Senior Civil Engineer	Senior Civil Engineer / Director
BAppSc (Env), CEnvP	*BEng (Civil), CMEngNZ*	*BE (Civil), CMEngNZ, CPEng*

TABLE OF CONTENTS

APPENDICES

Executive Summary

Haigh Workman Limited was commissioned by Bill and Paula Wallace (the client) to undertake a stormwater management report for the proposed re-development at 41 Long Beach Road, Russell.

The property is legally described as Lot 16 DP 20248 and has a total area of 1,935 m^2. The site is developed with an existing dwelling, a gravel driveway and a water tank, the client intends to re-develop the site with a new split level dwelling, detached accommodation dwelling, pool, concrete driveway and parking area and paved areas.

The proposed re-development concept plan has been provided to Haigh Workman Limited by Spooner Architectural Solutions Limited.

Stormwater Management

Total impermeable surfaces following the proposed re-development are estimated at 34.7% of the site area. This is below the Russell Township Zoning Permitted Activity criteria of 35% resulting in the activity being Permitted.

The site drains via a Council stormwater drain located on the southern boundary of the site that flows to the east discharging via a stormwater outlet structure on the beach at Oneroa Bay.

Given the site's proximity to the coastline and being a Permitted Activity, stormwater volume control (attenuation) is not necessary, so long as the following controls are undertaken:

- Concentrated flows from roof tank overflows, downpipes and the like shall be piped to the bottom of the southeast corner of the site to directly discharge into the council stormwater pipe.

Proposed Stormwater Management

Communication between Haigh Workman Limited and Far North District Council confirmed that stormwater attenuation will not be required due to the impermeable surfaces are within the permitted activity thresholds and also that there is no flooding onsite or downstream.

1 Introduction

Haigh Workman Limited (Haigh Workman) was commissioned by Bill and Paula Wallace (the client) to undertake a stormwater management report for the proposed re-development at 41 Long Beach Road, Russell (the 'Site').

The property is legally described as Lot 16 DP 20248 and has a total area of 1,935 m^2. The site is developed with an existing two-level dwelling, a gravel driveway and a water tank, the client intends to re-develop the site with a new split level dwelling, detached accommodation dwelling, pool, concrete driveway, parking and paved areas.

1.1 Objective and Scope

The scope of this report is an assessment of impermeable surfaces, stormwater management and recommend mitigation measures for the proposed re-development.

1.2 Applicability

This report has been prepared for our client with respect to the particular brief given to us. This report is to be used by our client and their appointed consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Limited.

All distances and measurements of the proposed re-development have been provided to Haigh Workman by the architects (Spooner Architectural Solutions Limited). If the design differs from the conceptual brief, the reliability of this report will need to be revisited.

Haigh Workman does not take responsibility for factors that affect the engineering assessment of the proposed re-development that are not covered in the agreed brief.

2 Site Description

2.1 Site Identification

Site Address:	41 Long Beach Road, Russell
Legal Description:	Lot 16 DP 20248
Site Area:	1,935 m^2

The site is located in a coastal residential setting on the eastern side of Russell setback 80 m from Long Beach (Oneroa Bay). The ground slopes steeply in an easterly direction towards the beach.

Under the FNDC Operative District Plan the Site is zoned as *'Russell Township'*.

The Site Location Plan is shown below in Figure 1 and is provided in **Appendix A**.

Figure 1 – Site Location *(Source: NRS GIS Webservice)*

2.2 Proposed Re-development

The proposed re-development will include a new split level dwelling, detached accommodation dwelling, pool, concrete driveway, vehicle parking and paved areas. The proposed site plan has been provided to Haigh Workman by Spooner Architectural Solutions, dated 19 August 2025 and is shown below in Figure 2 and provided in **Appendix B**.

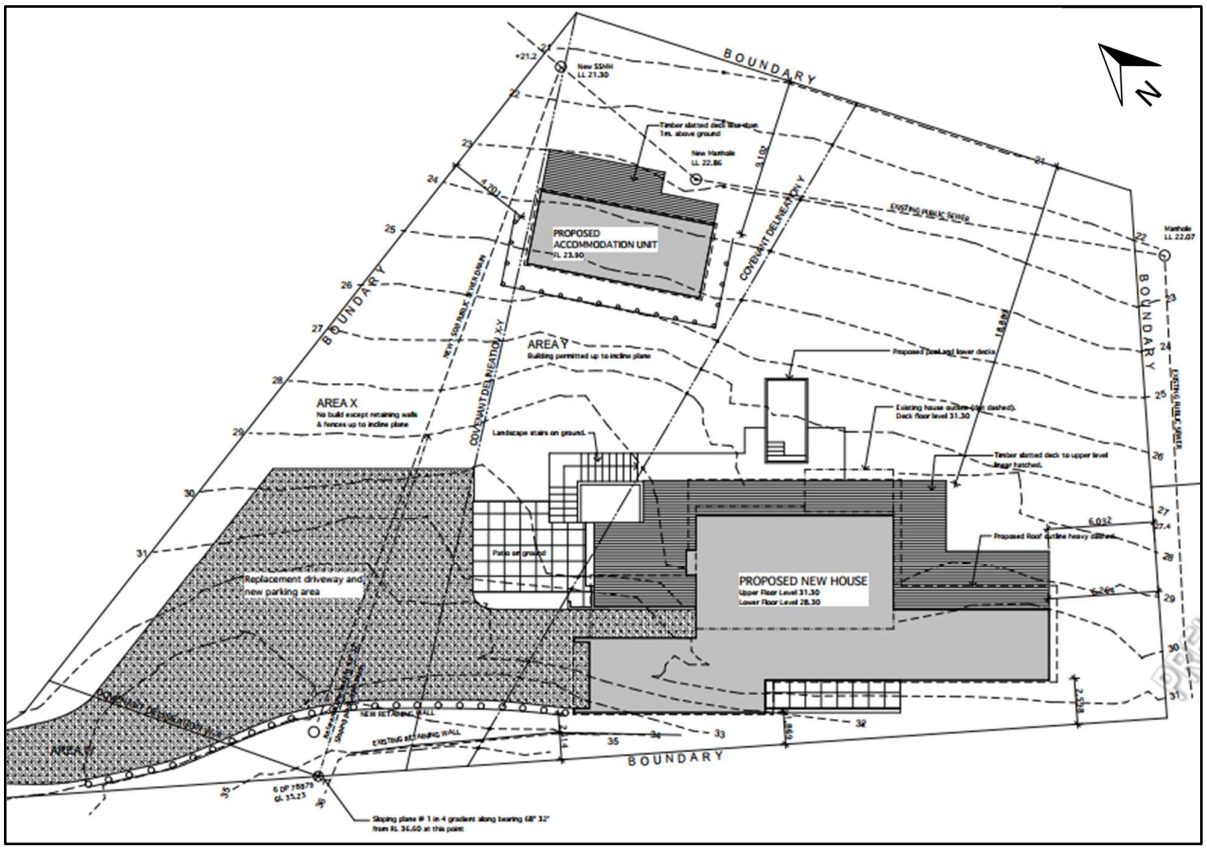


Figure 2 – Proposed Site Plan *(Source: Spooner Architectural Solutions, dated 19 August 2025)*

3 Environmental Setting

Published environmental data relating to the site has been reviewed. A summary of relevant information is provided below.

3.1 Hydrology and Flooding

The site is not marked in either of the coastal or river flood hazard zone areas. It is also not listed in the flood susceptibility zone on the Northland Regional Council (NRC) GIS databases.

A summary of available information pertaining to hydrology and hydrogeology sourced from District and Regional Council GIS databases is presented below in Table 1.

Table 1 Surface Water Features & Flooding

	Presence / Location	Comments
Surface Water Features (Ponds, Lakes, etc.)	Oneroa Bay is located approx. 80 m east from the eastern boundary of the site	The site slopes naturally towards the east towards Oneroa Bay, stormwater from the west of the site is piped via an existing connection to the Council stormwater system to an outfall on the beach

Watercourses (within 500m)	Nil	Nil
Flood Risk Status	None recorded on GIS databases	The site is steeply sloping and elevated 30 m above the beach
Flood Susceptibility	None recorded on GIS databases	The land is steeply sloping

3.2 Published Geology

The site geology was investigated and reported by Haigh Workman during a geotechnical investigation in August 2025 (Ref. 25 137, *Geotechnical Investigation Report, 41 Long Beach Road, Russell (Lot 16 DP 20248),* August 2025).

Reference is made to the New Zealand Land Inventory Maps. NZMS 290 Sheet Q04 / 05 Soil map of the Bay of Islands area indicates that the site is underlain by '*soils of the rolling and hilly land; imperfectly to very poorly drained Rangiora clay, clay loam and silty clay loam (RAH + RA)*'. The underlying material weathers to *'yellow-brown soft sandy clay to depths of 30m'.*

Geotechnical investigations confirmed the presence of Waipapa Group clayey silt soils fitting the above description.

4 Stormwater Management

4.1 Regulatory Framework

Far North District Plan

The site is within the *'Russell Township'* zone. The relevant stormwater management / impermeable surface rules are as follows:

Permitted Activity

10.9.5.1.7 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable services shall be 35%.

Proposed Regional Plan

Regional Plan for Northland Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions) the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% Annual Exceedance Probability (AEP) or flooding of buildings on another property in a storm event of up to and including a 1% AEP.

The Regional Plan permitted activity rule does not specifically require attenuation to pre-development levels, provided there is no increase in downstream flooding for the 10% AEP event.

4.2 FNDC Engineering Standards 2023

Reference is made to the FNDC Engineering Standards for design guidance.

Section 4.2.5. Discharge to Land:

Subject to the requirements of the NRC Regional Plans, discharge of stormwater from the development onto land is permitted provided that:

a. Flooding levels shall not be increased due to the development,

b. New outlets to any low-lying areas shall be provided or existing outlets retained,

c. Dispersal of concentrated flow from the development shall be designed to occur at the shortest practicable distance and before a concentrated overland discharge to a neighbouring property occurs and,

d. An acceptable rate of dispersed discharge from stormwater runoff at the boundary is < 2 litres/sec/m (e.g. flow can be managed via dispersal swale or trench).

Section 4.3.2. Increases to Impervious Surface:

Where any development increases impervious surface, the development shall be assessed in accordance with Section 4.1.2 Objectives and Section 4.1.3 Performance Standards to determine the requirements, if any, for water quality and quantity controls.

Design of new development or alteration to existing development, resulting in increased impervious surface shall also comply with the NRC.

Section 4.1.3 Performance Standards:

e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).

h. Development shall not increase peak discharge rates to receiving environment. An increase may be acceptable for large events where it is demonstrated that there are no adverse effects (including potential, future, or cumulative effects), on the environment or downstream properties as a result of the increase.

i. The stormwater system shall provide the required amount of treatment through the use of low impact design and sustainable solutions (See Sections 4.3.20 Soakage Devices and 4.3.21 Stormwater Treatment and Detention Devices.

Table 4.1 Minimum Design Summary:

Climate change adjusted rainfall shall be used for determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

4.3 Impermeable Surfaces

The pre and post development areas have been provided by Spooner Architectural Solutions concept plan drawings, this information is shown below in Table 2 and concept plan drawings are provided in **Appendix B**.

Table 2 - Impermeable Surfaces

Component	Coverage (m^2)
Existing Surfaces	
Dwelling roof	96.8
Gravel driveway	314
Total Impermeable Surfaces (Existing)	**410.8**
Site Area	1,935
% site coverage	21.2%
Proposed Surfaces	
New dwelling roof	245.6
Accommodation roof	45.3
Pool	11.5
Driveway (Concrete)	311.7
Paved area	58.0
Total Impermeable Surfaces (Proposed)	**672.1**
Site area	1,935
% site coverage	**34.7%**

**District Plan definition for impermeable surfaces does not include water tanks up to 20 m^2 area, slatted timber decks and pathways < 1 m wide.*

The proposed re-development will result in impermeable surfaces of 34.7% which is below the Permitted Activity threshold of 35%.

4.4 Current Stormwater Management

The site slopes steeply towards Oneroa Bay (located approximately 80 m east of the site).

Roof runoff is currently collected in 1 x 25,000 L above ground concrete rainwater tank for domestic supply. The rainwater tank overflow discharges via a 150 mm diameter PVC connection to a scruffy dome manhole in the southeast corner of the site located on the Council 225 mm diameter stormwater pipeline. See photographic documentation provided in **Appendix C**.

Stormwater modelling by FNDC (Flood modelling 2007 by GHD Consultants) displayed on the FNDC GIS provides pipeline flows for various scenarios.

The GHD model indicates no secondary overland flow, even for the Maximum Probable Development + Climate Change (MPD + CC) scenario. Only on Long Beach Road is there some minor overland flow for the MPD + CC scenario. See Figure 3 below.

Figure 3 – GHD flood modelling assessment data for existing stormwater pipe *(Source: FNDC GIS Webservice)*

4.5 Effects on Run-off

The peak stormwater run-off for the pre and post scenarios were calculated using Verification Method E1 Surface Water Rational Method for the 10% AEP + CC rainfall event.

For design rainfall intensities, including an allowance for climate change, we have adopted HIRDS V4 rainfall estimates adjusted with the RCP 6.0 climate change scenario projected out to the 2081-2100 time period. This accounts for 1.63°C of warming and an associated increase in rainfall of approximately 20%. The minimum time of concentration for surface runoff will be 10 minutes. HIRDS V4 rainfall adjusted data is provided below in Table 3.

Table 3 – HIRDS Rainfall Intensity Data

ARI[1]	AEP[2]	10m	20m	30m	1hr	2hrs	6hrs	12hrs	24hrs	48hrs	72hrs	96hrs	120hrs
1.58	0.633	77.5	56.7	46.8	33.1	22.7	11.6	7.28	4.42	2.57	1.84	1.44	1.18
2	0.5	85.5	62.5	51.6	36.6	25.1	12.9	8.07	4.88	2.85	2.04	1.59	1.31
5	0.2	113	82.4	68.1	48.3	33.2	17	10.7	6.47	3.78	2.71	2.12	1.74
10	0.1	132	97	80.2	56.9	39.1	20.1	12.6	7.65	4.47	3.21	2.51	2.06
20	0.05	153	112	92.4	65.6	45.1	23.3	14.6	8.84	5.18	3.71	2.9	2.38
30	0.033	164	121	99.7	70.8	48.7	25.1	15.8	9.55	5.6	4.01	3.14	2.58
40	0.025	173	127	105	74.4	51.2	26.5	16.6	10.1	5.89	4.23	3.31	2.72
50	0.02	179	132	109	77.3	53.2	27.5	17.3	10.5	6.13	4.39	3.44	2.83
60	0.017	185	135	112	79.6	54.8	28.3	17.8	10.8	6.32	4.54	3.55	2.91
80	0.013	193	142	117	83.3	57.4	29.6	18.6	11.3	6.62	4.75	3.71	3.05
100	0.01	199	146	121	86.1	59.3	30.7	19.3	11.7	6.85	4.91	3.85	3.16
250	0.004	225	165	137	97.2	67	34.7	21.9	13.2	7.76	5.57	4.36	3.59

1. *Annual Recurrence Interval (ARI), or return period, is the average number of years expected to pass before an event of a certain magnitude occurs.*
2. *Annual Exceedance Probability (AEP) is the probability, expressed as a percentage, of a specific event occurring in any year.*

Runoff coefficients were taken from Council Engineering Standards 2023 Table 4.3, provided below in Table 3.

Table 4 – Run-off Coefficient (C)

Surface Type	Adopted C
Roofs	0.96
Concrete	0.96
Paved areas	0.96
Gravel	0.80
Grass / landscape	0.59

FNDC Engineering Standards 2023 Table 4.1. Climate change adjusted rainfall shall be used for determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

Pre and post development runoff quantities are calculated below in Tables 5 and 6 for the 10% AEP + CC rainfall event.

Table 5 – Post-development runoff

Component	Area (m^2)	C	I_{10} (mm/hr)	Q (L/s)
New dwelling roof	245.6	0.96	132	8.65
Accommodation roof	45.3	0.96	132	1.59
Pool	11.5	1	132	0.42
Driveway (concrete)	311.7	0.96	132	10.97
Paved area	58.0	0.96	132	2.04
Grass / Landscape	1262.9	0.59	132	27.32
Total	**1935.0**			**51.00**

Table 6 – Pre-development runoff

Component	Area (m^2)	C	I_{10} (mm/hr)	Q (L/s)
House roof	96.8	0.96	132	3.41
Driveway (gravel)	314.0	0.80	132	9.21
Grass / Landscape	1524.2	0.59	132	32.97
Total	**1935.0**			**45.59**
Additional Run-off				**5.41**

The proposed development will result in an increase in peak stormwater runoff of 5.41 litres / second during the 10% AEP event.

4.6 Proposed Stormwater System

Communication between Haigh Workman and FNDC confirmed that stormwater attenuation is not required due to there being adequate capacity within the Council stormwater system to accept the additional flow. Refer email correspondence at **Appendix D**.

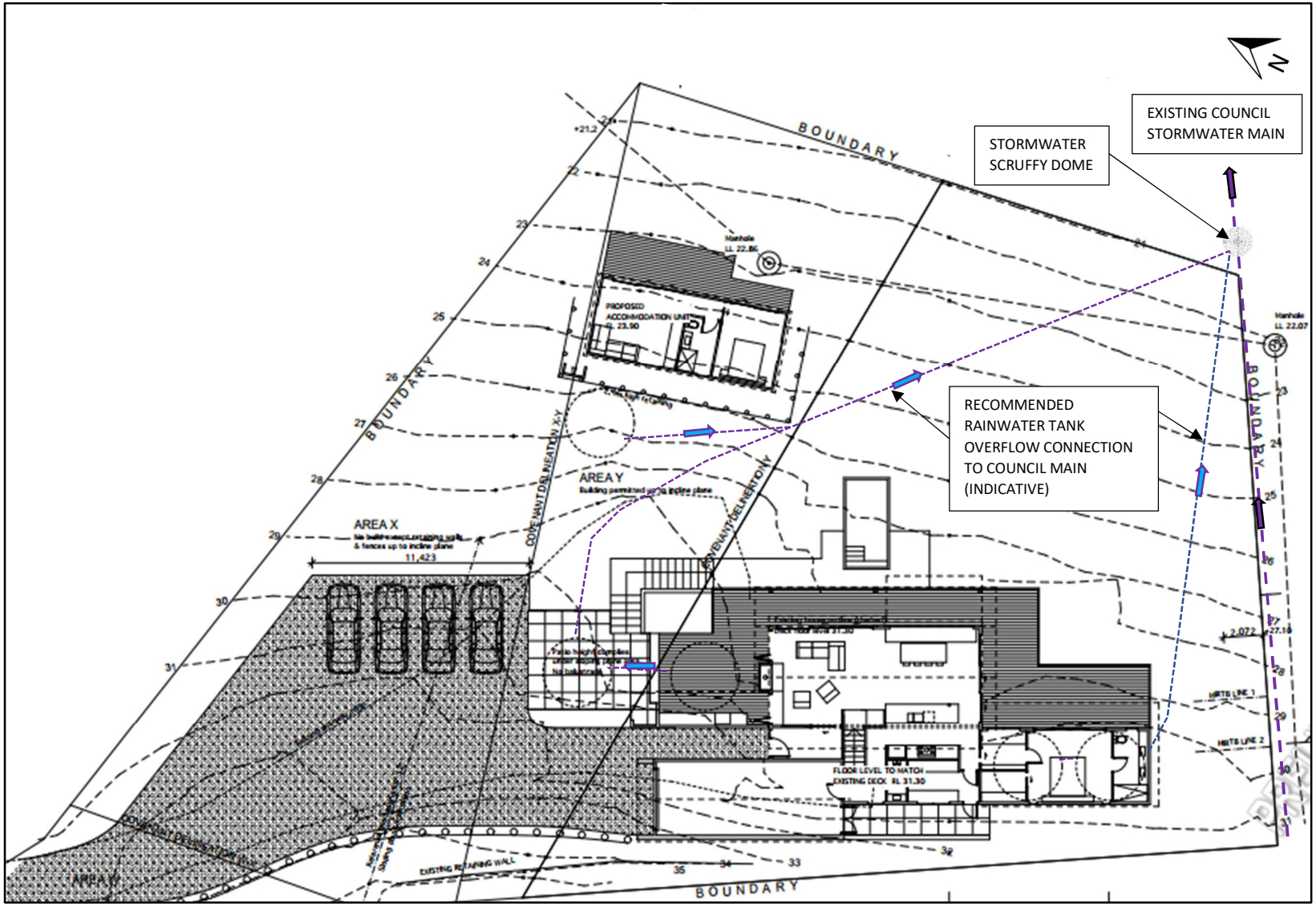
Stormwater runoff from the site shall be managed so that flows are discharged in a controlled manner into the existing Council stormwater network located on the southern boundary of the site. Controls shall comprise:

- Concentrated flows from roof tank overflows, downpipes, paved areas and the like shall be piped to the Council stormwater network. See Recommended Stormwater Connection provided in **Appendix A**.

Appendix A – Drawings

Drawing No.	Title
25 149 / 1	Site Location Plan
25 149 / 2	Recommended Stormwater Connection

25 149 / 1 – Site Location Plan



25 149 / 2 – Recommended Stormwater Connection

Appendix B – Concept Plan Drawings

(***Source: Spooner Architectural Solutions Limited***)

N

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY

+21.2
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
27.4

New Manhole
LL 22.86

Manhole
LL 22.07

EXISTING PUBLIC SEWER
EXISTING PUBLIC SEWER

COVENANT DELINEATION X-Y
COVENANT DELINEATION Y
COVENANT DELINEATION W-X

AREA Y
Building permitted up to incline plane

AREA X
No build except retaining walls
& fences up to incline plane

AREA W

Existing driveway and
parking area

EXISTING HOUSE
Upper Floor Level 31.30

Existing driveway edge
Existing driveway edge

Reference line bearing 68° 32'
Sloping plane orientation

EXISTING 150Ø PUBLIC SEWER DRAIN

EXISTING RETAINING WALL
EXISTING RETAINING WALL

6 DP 78879
GL 35.23

Sloping plane @ 1 in 4 gradient along bearing 68° 32'
from RL 36.60 at this point

PRELIMINARY

EXISTING SITE PLAN

1:100 SCALE @ A1

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING
EXISTING SITE PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

Spooner
architectural solutions

PO Box 10 KERIKERI 0245

e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:100 @ A1	RC01

N

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

BOUNDARY

+21.2

New SSMH
LL 21.30

Timber slatted deck less than
1m. above ground

New Manhole
LL 22.86

9,102

4,701

PROPOSED
ACCOMMODATION UNIT
FL 23.90

EXISTING PUBLIC SEWER

Manhole
LL 22.07

COVENANT DELINEATION Y

NEW 1500 PUBLIC SEWER DRAIN

COVENANT DELINEATION X-Y

AREA Y
Building permitted up to incline plane

18,889

Proposed pool and lower decks

AREA X
No build except retaining walls
& fences up to incline plane

Existing house outline (dot dashed).
Deck floor level 31.30

Landscape stairs on ground.

Timber slatted deck to upper level
linear hatched.

Patio on ground

6,032

Proposed Roof outline heavy dashed.

PROPOSED NEW HOUSE
Upper Floor Level 31.30
Lower Floor Level 28.30

27.4

6,264

Replacement driveway and
new parking area

2,598

COVENANT DELINEATION W-X

Reference line bearing 68° 32'
Sloping plane orientation

NEW RETAINING WALL

EXISTING RETAINING WALL

2,614

1,869

AREA W

6 DP 78879
GL 35.23

Sloping plane @ 1 in 4 gradient along bearing 68° 32'
from RL 36.60 at this point

PRELIMINARY

PROPOSED SITE PLAN

1:100 SCALE @ A1

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING
PROPOSED SITE
PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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architectural solutions

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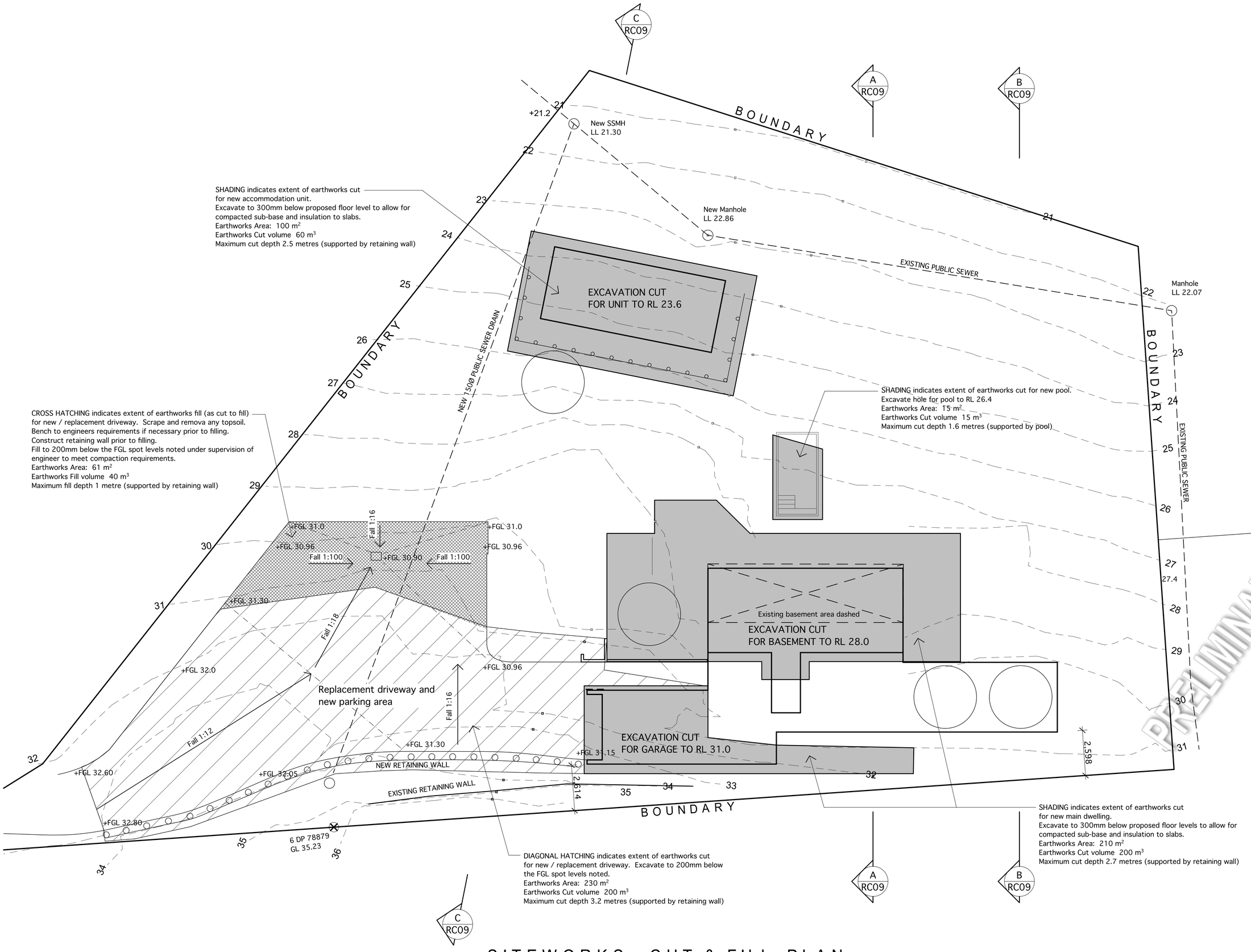
SCALE	SHEET No.
1:100 @ A1	RC02



LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

SITEWORKS CUT & FILL PLAN

1:100 SCALE @ A1

PRELIMINARY

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING
SITEWORKS CUT &
FILL PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

Spooner architectural solutions
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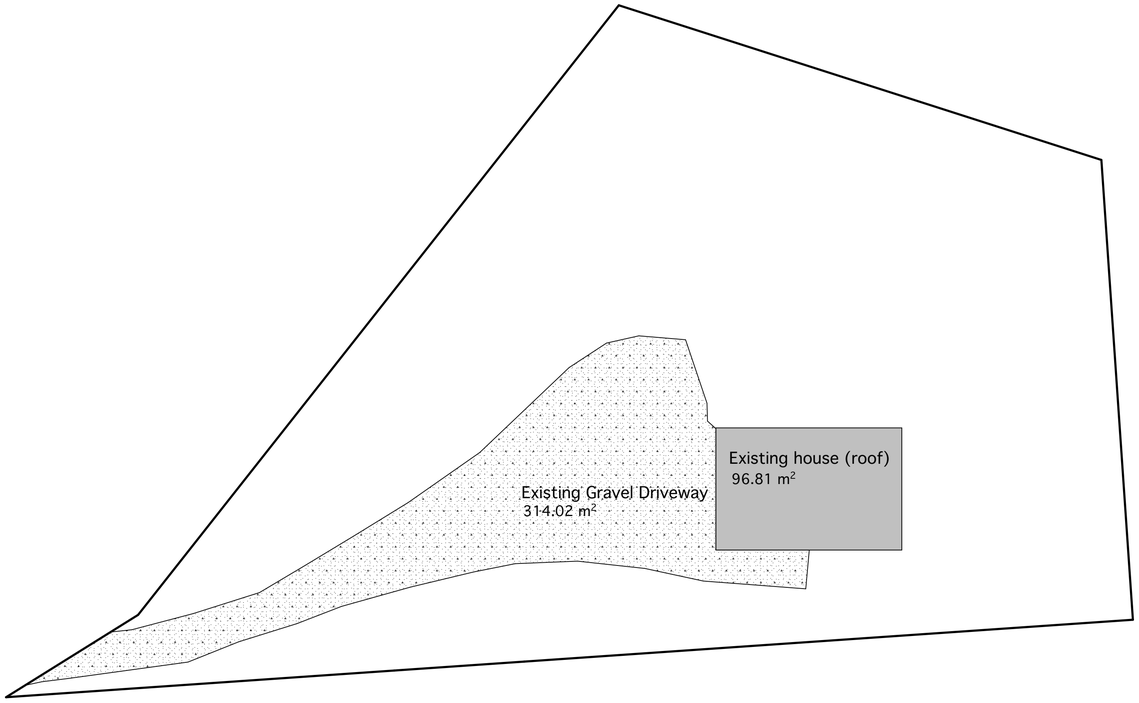
e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:100 @ A1	RC03

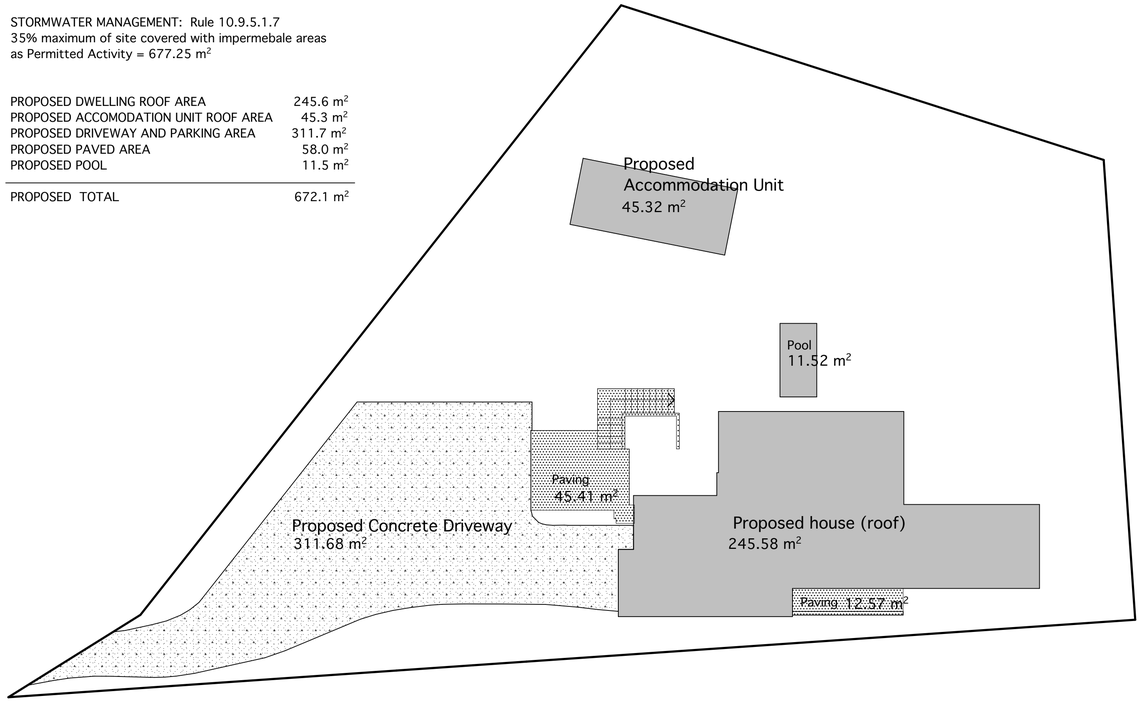


EXISTING IMPERMEABLE COVERAGE

1:200 SCALE @ A1

STORMWATER MANAGEMENT: Rule 10.9.5.1.7
35% maximum of site covered with impermebale areas
as Permitted Activity = 677.25 m²

PROPOSED DWELLING ROOF AREA	245.6 m²
PROPOSED ACCOMODATION UNIT ROOF AREA	45.3 m²
PROPOSED DRIVEWAY AND PARKING AREA	311.7 m²
PROPOSED PAVED AREA	58.0 m²
PROPOSED POOL	11.5 m²
PROPOSED TOTAL	672.1 m²

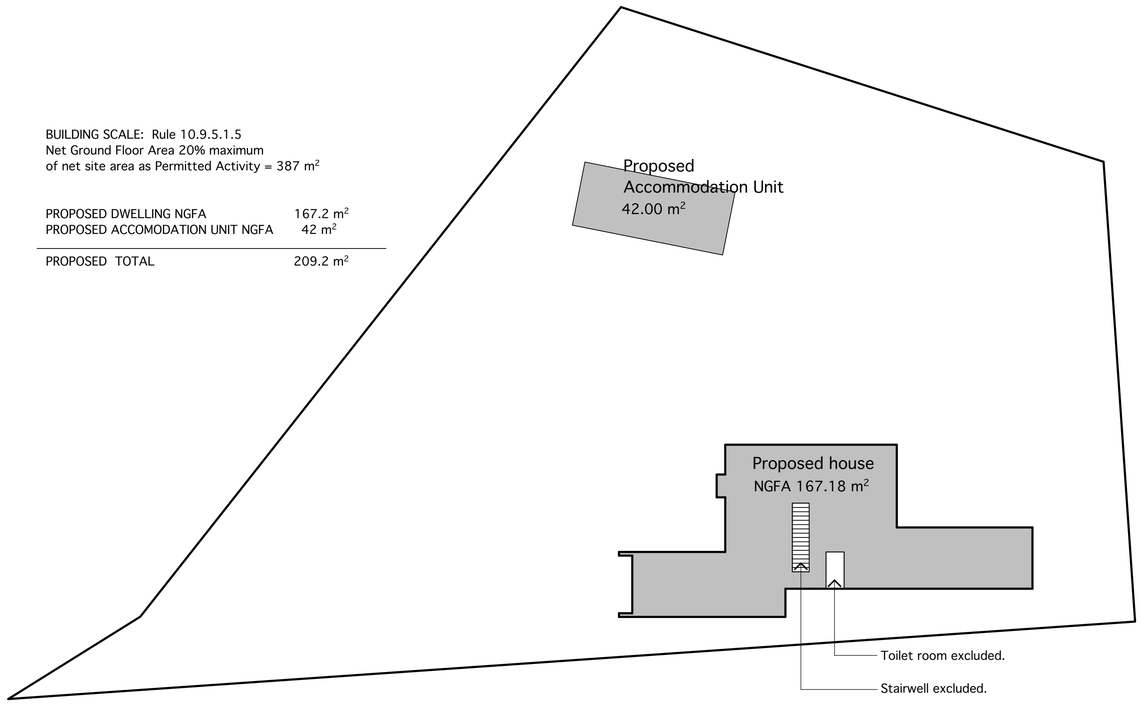


PROPOSED IMPERMEABLE COVERAGE

1:200 SCALE @ A1

BUILDING SCALE: Rule 10.9.5.1.5
Net Ground Floor Area 20% maximum
of net site area as Permitted Activity = 387 m²

PROPOSED DWELLING NGFA	167.2 m²
PROPOSED ACCOMODATION UNIT NGFA	42 m²
PROPOSED TOTAL	209.2 m²



NET GROUND FLOOR AREA

1:200 SCALE @ A1

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING
SITE COVERAGE
CALCULATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:200 @ A1	RC04

N

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

C RC09

A RC09

B RC09

BOUNDARY

+21.2

21

22

23

24

25

26

27

28

29

30

31

Manhole
LL 22.86

PROPOSED
ACCOMMODATION UNIT
FL 23.90

2.4m high retaining

Manhole
LL 22.07

32

BOUNDARY

23

24

25

26

27

28

29

30

31

BOUNDARY

COVENANT DELINEATION X-Y

COVENANT DELINEATION Y

AREA Y
Building permitted up to incline plane

AREA X
No build except retaining walls
& fences up to incline plane
11,423

Existing house outline (dashed)
Deck floor level 31.30

Patio height complies
under sloping plane area.
No balustrade

2,072

27.10

HIRTB LINE 1

HIRTB LINE 2

D RC09

FLOOR LEVEL TO MATCH
EXISTING DECK RL 31.30

Existing driveway edge

COVENANT DELINEATION W-X

Reference line bearing 68° 32'
Sloping plane orientation

EXISTING RETAINING WALL

AREA W

32

33

34

35

BOUNDARY

35

36

6 DP 78879
GL 35.23

Sloping plane @ 1 in 4 gradient along bearing 68° 32'
from RL 36.60 at this point

C RC09

A RC09

B RC09

PRELIMINARY

PROPOSED SITE / FLOOR PLAN

1:100 SCALE @ A1

A	RESOURCE CONSENT 19/08/25
REVISIONS	
DRAWING	SITE / FLOOR PLAN
JOB	PROPOSED NEW HOUSE & ACCOMMODATION UNIT 41 LONG BEACH ROAD RUSSELL

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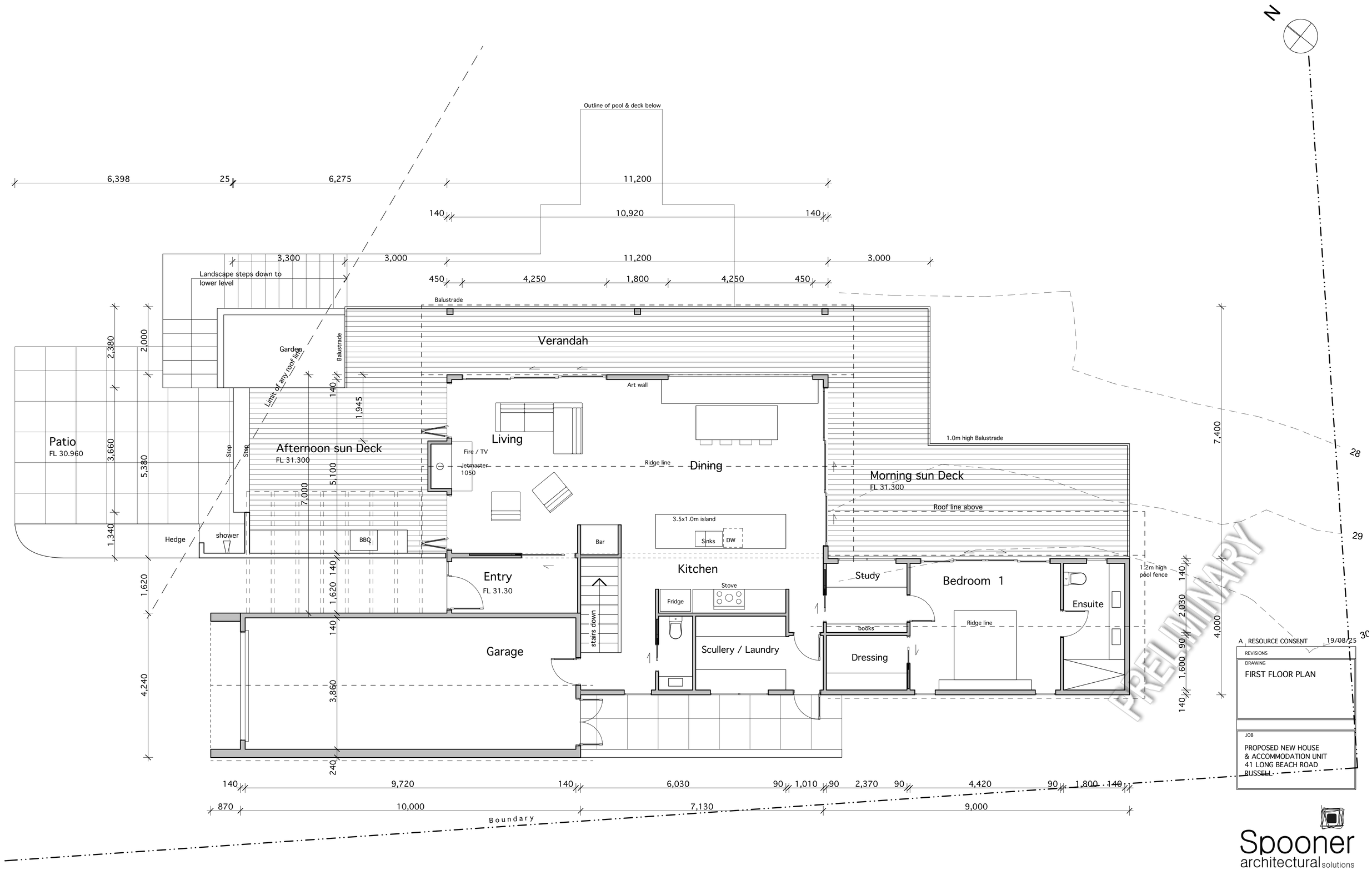
SCALE	SHEET No.
1:100 @ A1	RC05



PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING

FIRST FLOOR PLAN

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

FIRST FLOOR PLAN

1:50 SCALE @ A1

FLOOR AREA: 175 m²

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SCALE	SHEET No.
1:50 @ A1	RC06

N

25

26

27

28

Plungee Pool

Pool fence stops here both sides

280 | 3,560 | 90 | 3,390 | 90 | 3,650 | 140

+FGL 28.0

1.2m high pool fence

Landscape steps up

Deck outline above

1.2m high pool fence

Deck
FL 28.30

2,000

140

140

Bedroom 2

Bedroom 2

wr

4,420

2.7m stud height
FL 28.30

wr

stairs up

Deck outline above

Masonry foundation / retaining wall

Building outline above

Boundary

PRELIMINARY

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING
LOWER FLOOR PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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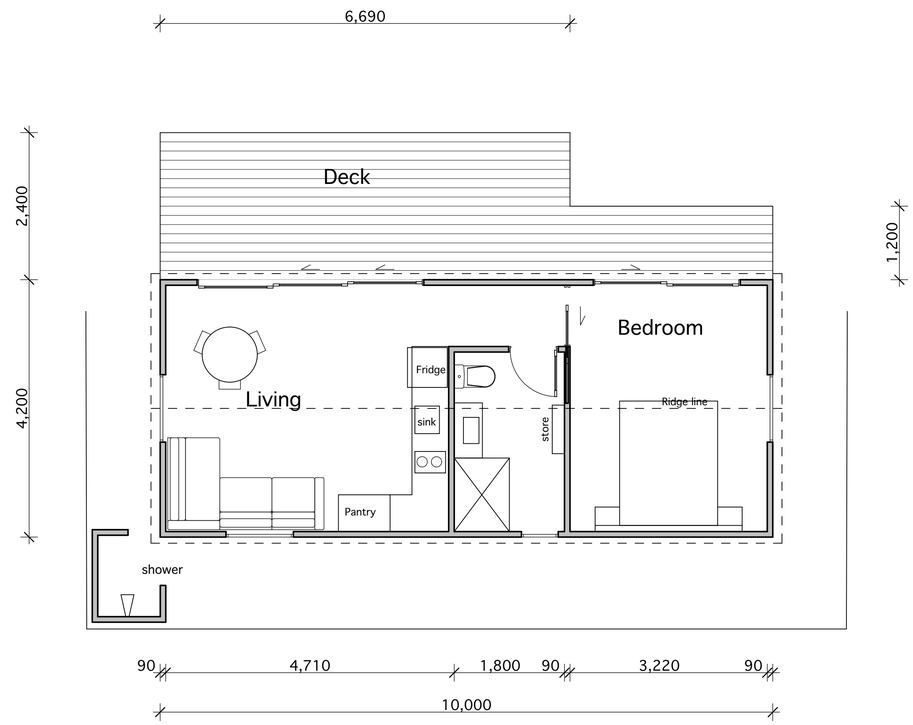
e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:50 @ A1	RC07

LOWER FLOOR PLAN
1:50 SCALE @ A1

FLOOR AREA: 54 m²



ACCOMODATION UNIT FLOOR PLAN

1:50 SCALE @ A1

FLOOR AREA: 42 m²

PRELIMINARY

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING

ACCOMMODATION
UNIT FLOOR PLAN

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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architectural solutions

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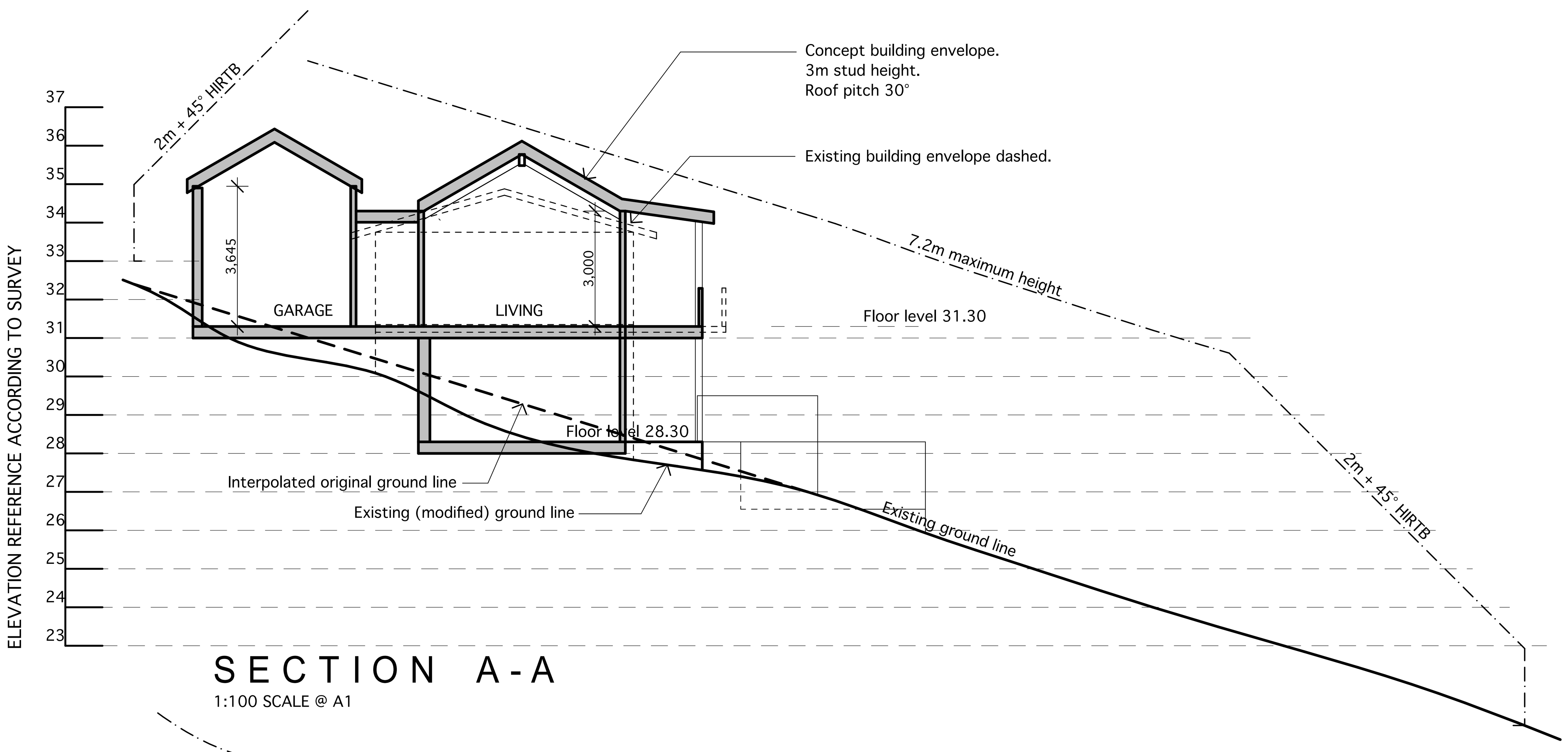
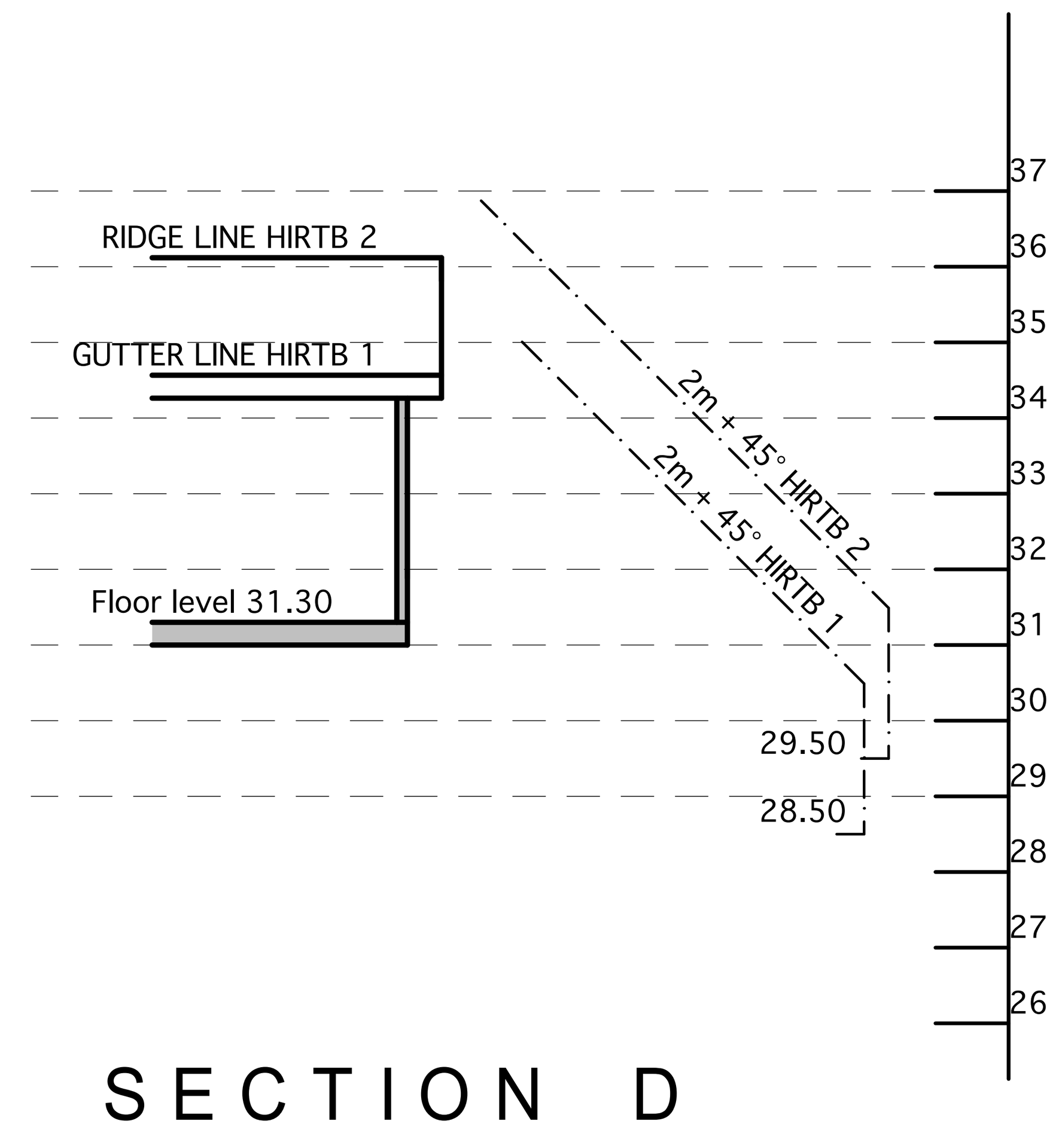
SCALE	SHEET No.
1:50 @ A1	RC08



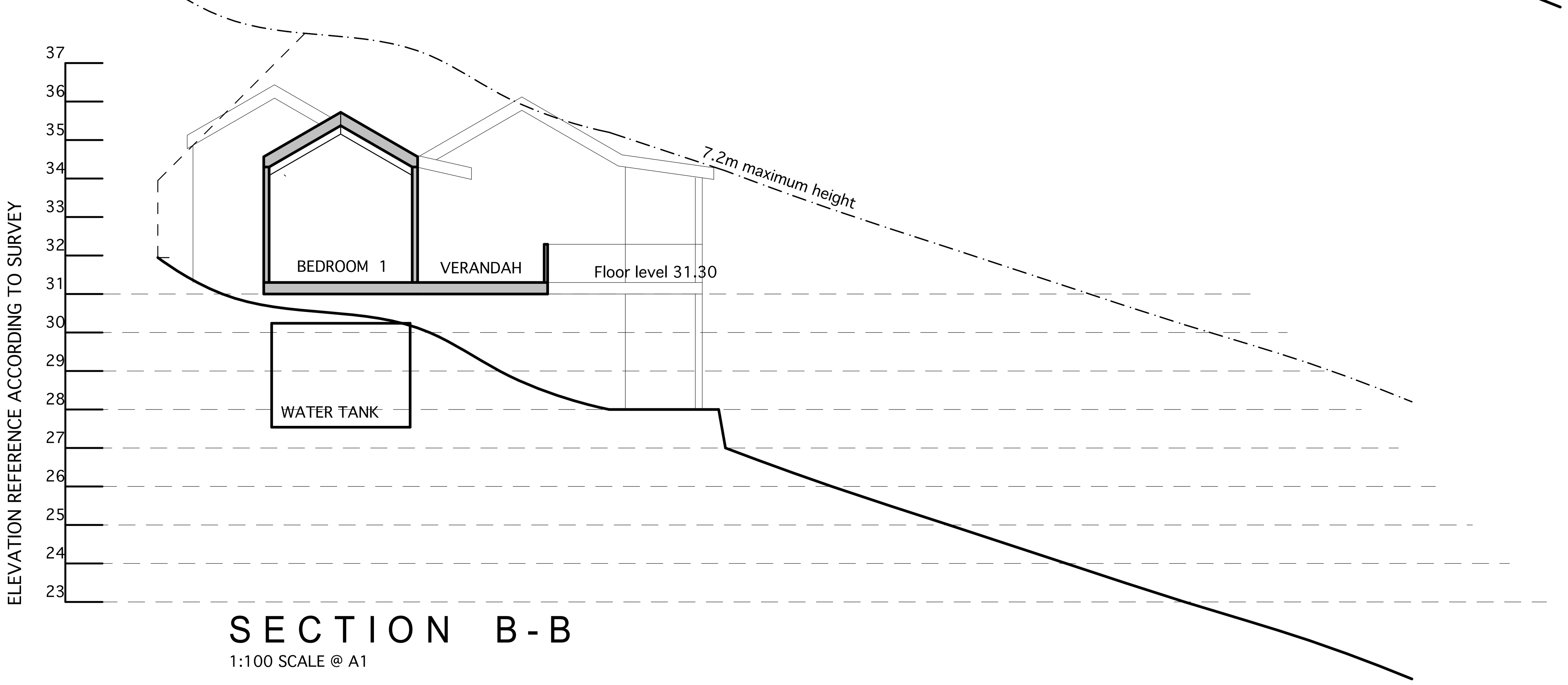
SECTION A-A

1:100 SCALE @ A1



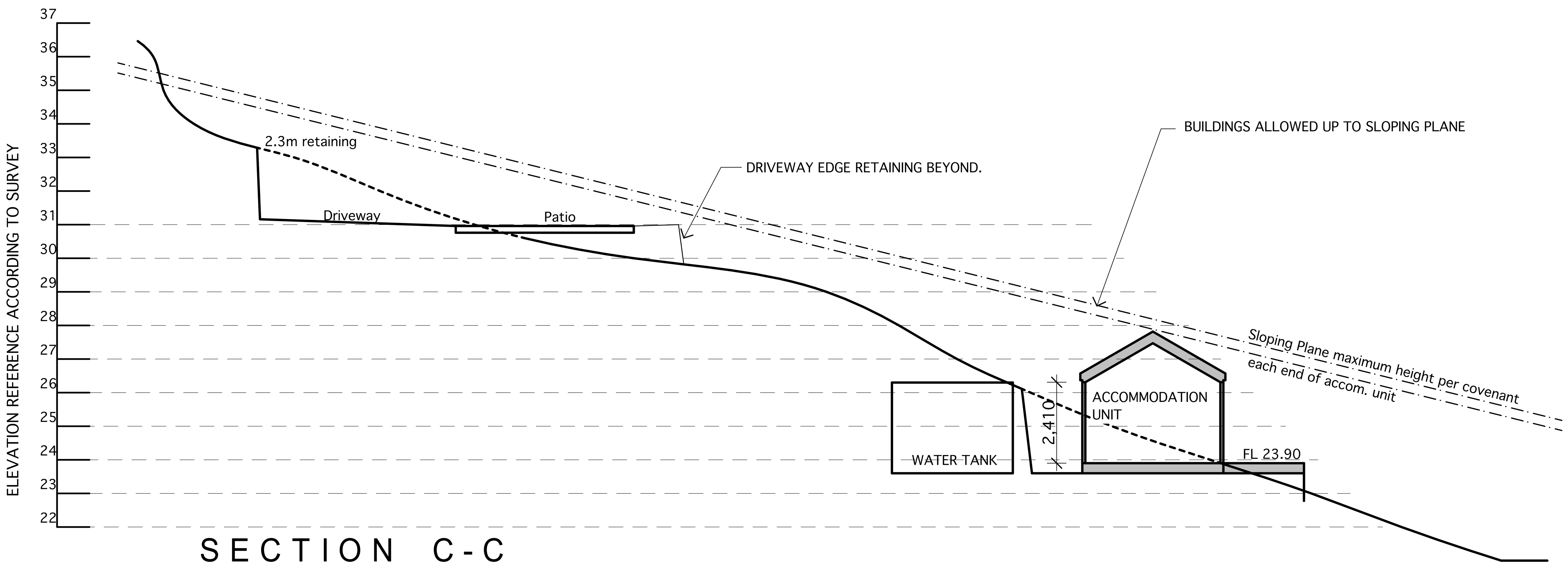
SECTION D

1:100 SCALE @ A1



SECTION B-B

1:100 SCALE @ A1



SECTION C-C

1:100 SCALE @ A1

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING

SECTIONS

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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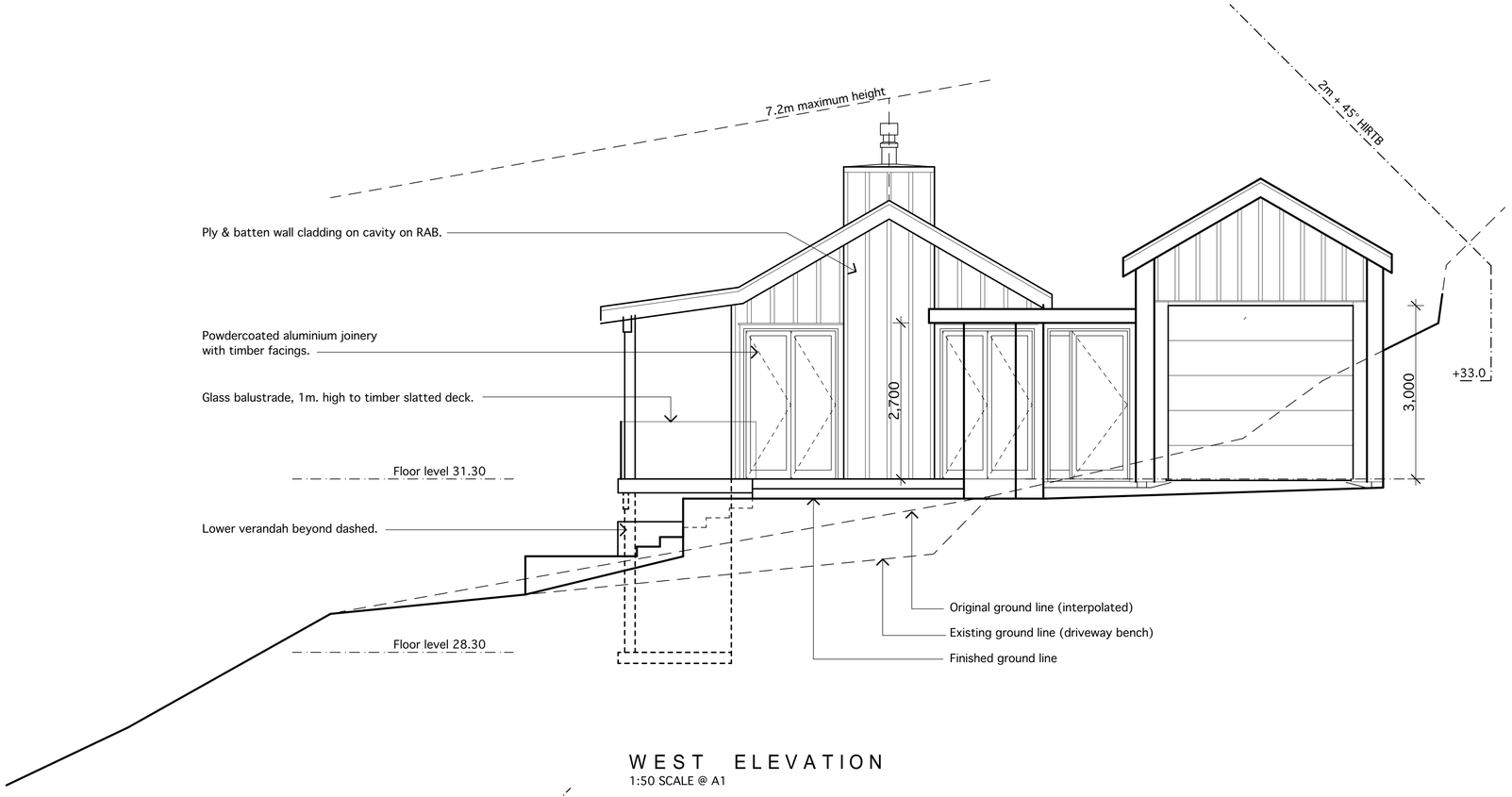
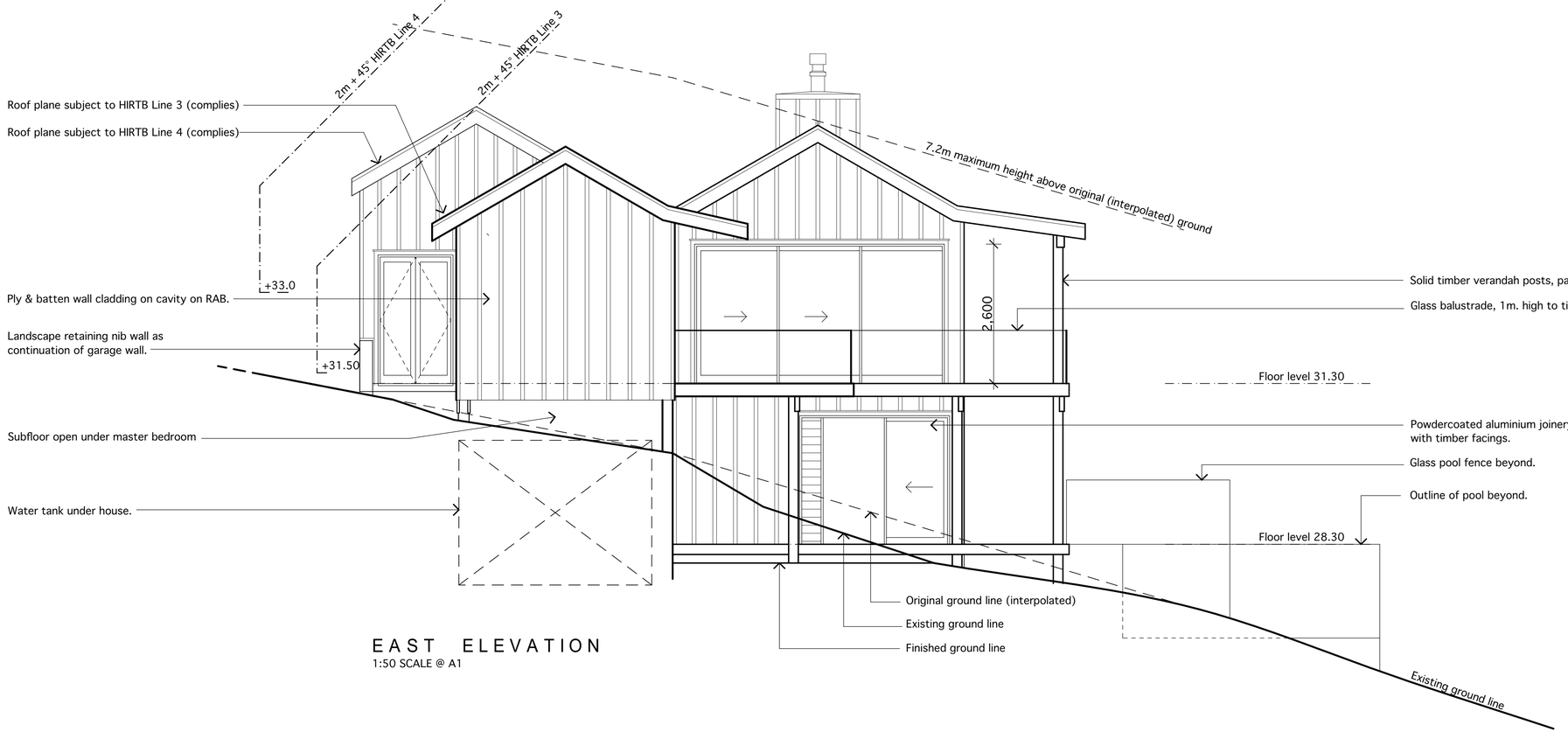
SCALE	SHEET No.
1:100 @ A1	RC09



WEST ELEVATION
1:50 SCALE @ A1



EAST ELEVATION
1:50 SCALE @ A1

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING
HOUSE ELEVATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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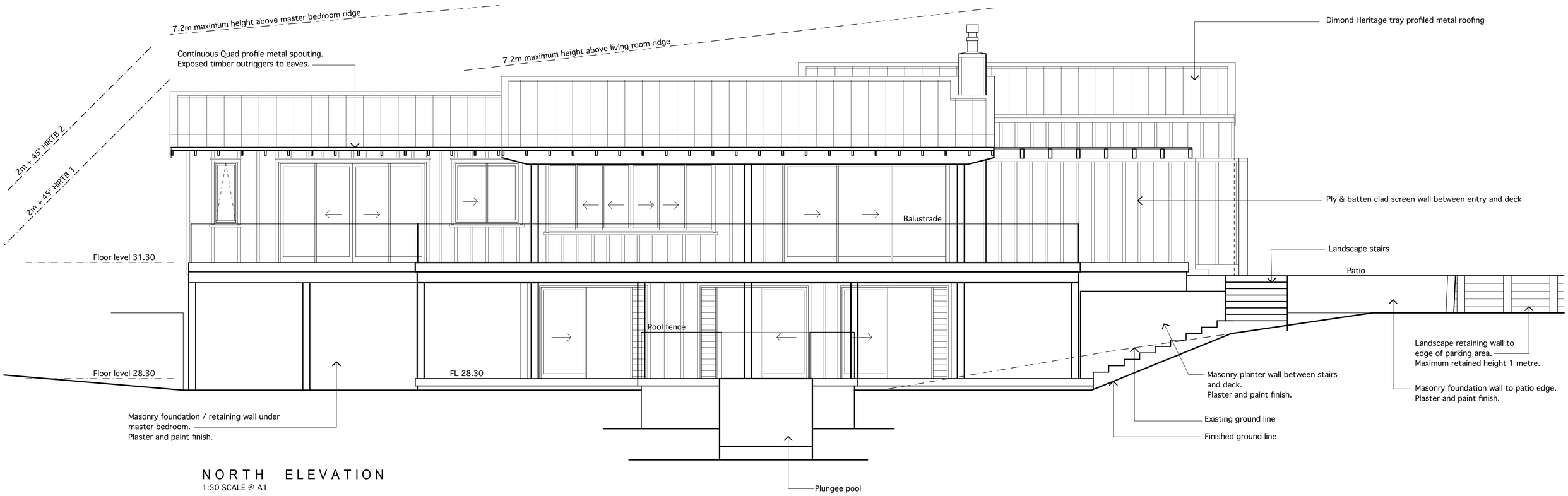
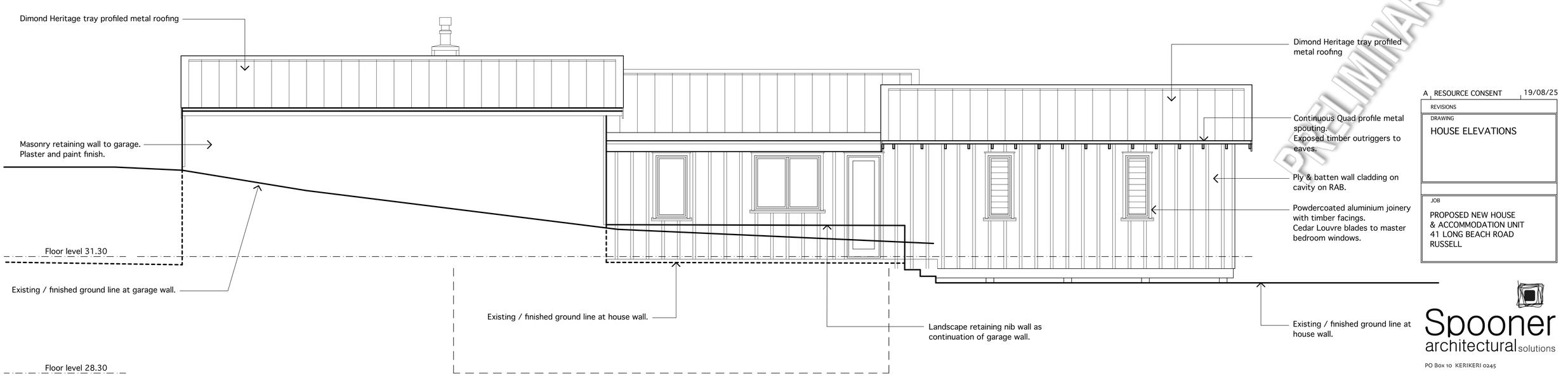
e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

SCALE

SHEET No.
RC10



NORTH ELEVATION
1:50 SCALE @ A1



SOUTH ELEVATION
1:50 SCALE @ A1

PRELIMINARY

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING
HOUSE ELEVATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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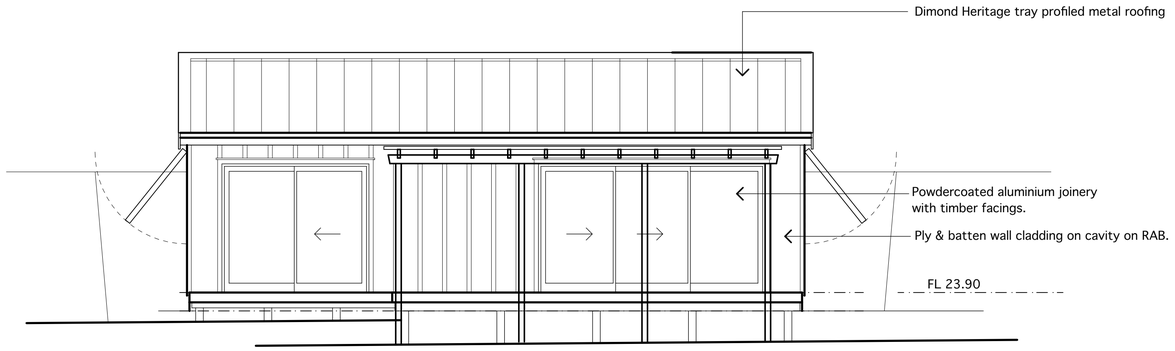
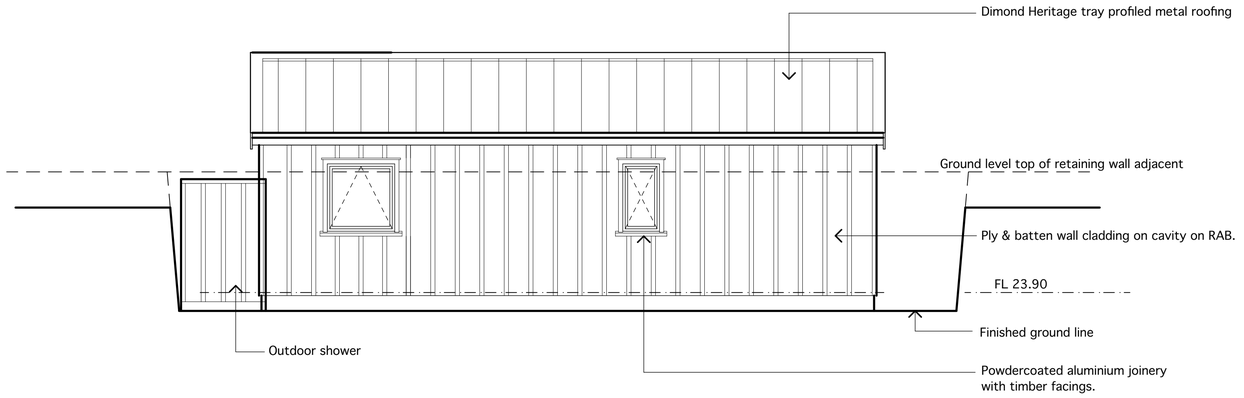
e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

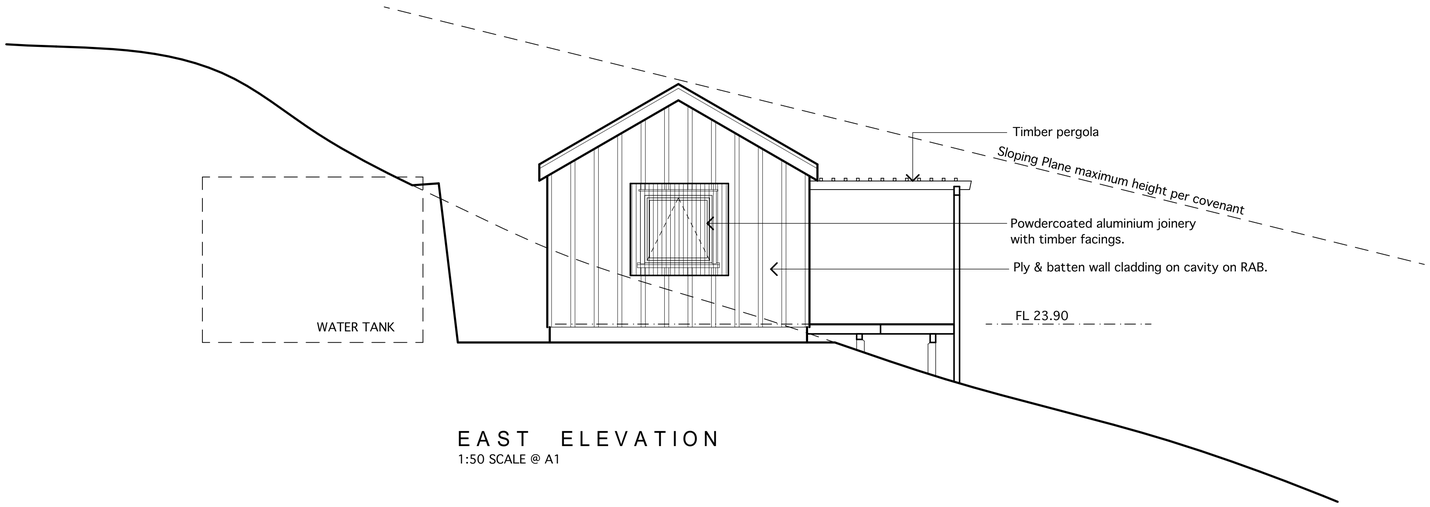
SCALE	SHEET No.
	RC11



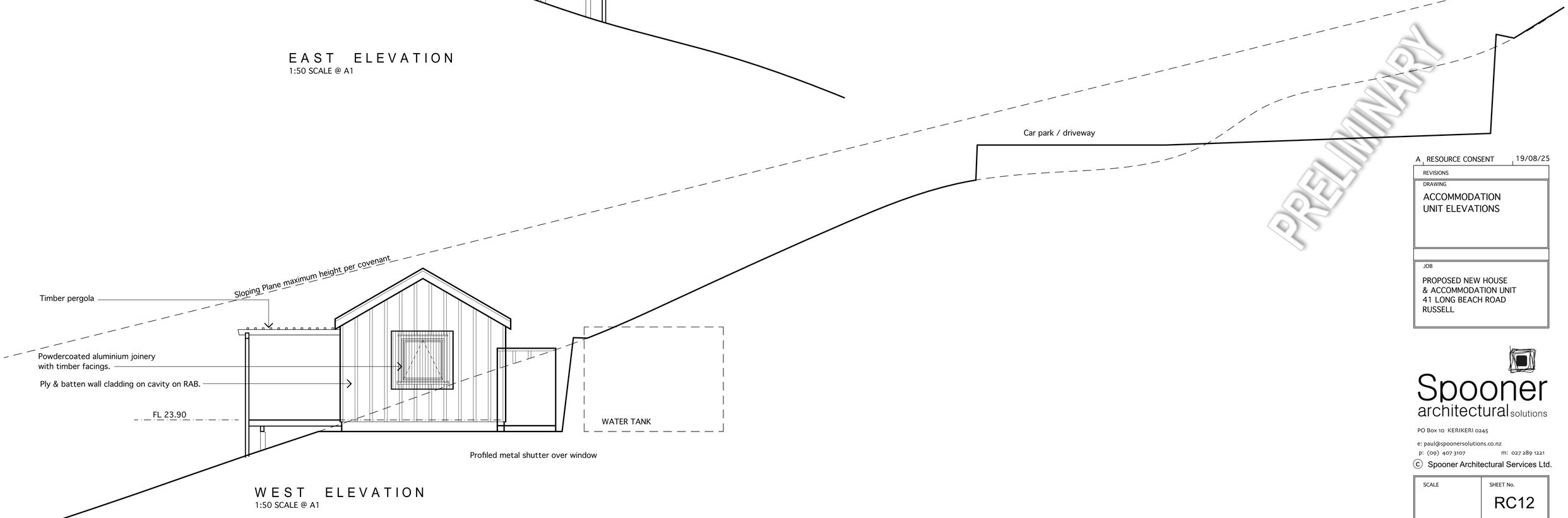
NORTH ELEVATION
1:50 SCALE @ A1



SOUTH ELEVATION
1:50 SCALE @ A1



EAST ELEVATION
1:50 SCALE @ A1



WEST ELEVATION
1:50 SCALE @ A1

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING
ACCOMMODATION
UNIT ELEVATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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architectural solutions
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p: (09) 407 3107 m: 027 289 1221

SCALE

SHEET No.
RC12

Appendix C – Photographic Documentation

Photograph 1 – View from the gravelled driveway looking south towards the existing dwelling and Oneroa Bay in the background.

Photograph 2 – View from the eastern boundary of the site looking up towards the west to the existing dwelling.

Photograph 3 – View from driveway towards the southeast, location of HW staff member on the grass is the approx. location of the proposed accommodation building.

Photograph 4 – Stormwater scruffy dome manhole cover located on the southeast corner of the property.

Photograph 5 – Stormwater manhole configuration located at the southeast corner of the site. A 150 mm PVC lot connection is visible in the photograph at the top right corner.

Photograph 6 – Approx. location of proposed accommodation building looking south across the wastewater manhole (bottom right of photograph) and the southeast corner of the site (location of stormwater scruffy dome / manhole).

Appendix D – Email Correspondence

Aaron Thorburn

From: Losaline Finekifolau <Losaline.Finekifolau@fndc.govt.nz>
Sent: Friday, 29 August 2025 3:50 pm
To: Tom Adcock
Cc: Aaron Thorburn
Subject: RE: 25 149: 41 Long Beach Road Russell

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tom,

Thank you for your email.

Just confirming that attenuation will not be required given that the impermeable surfaces are within the permitted thresholds as well as the fact that there is no flooding onsite or downstream.

Let me know if you have any further questions.

Ngā mihi

Losaline Finekifolau
Team Leader - Infrastructure Consenting
M 274218114 | **P** 6494015236 | Losaline.Finekifolau@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz

From: Tom Adcock <tom@haighworkman.co.nz>
Sent: Thursday, 28 August 2025 5:03 pm
To: Losaline Finekifolau <Losaline.Finekifolau@fndc.govt.nz>
Cc: Aaron Thorburn <aaron@haighworkman.co.nz>
Subject: 25 149: 41 Long Beach Road Russell

Good afternoon Losaline,

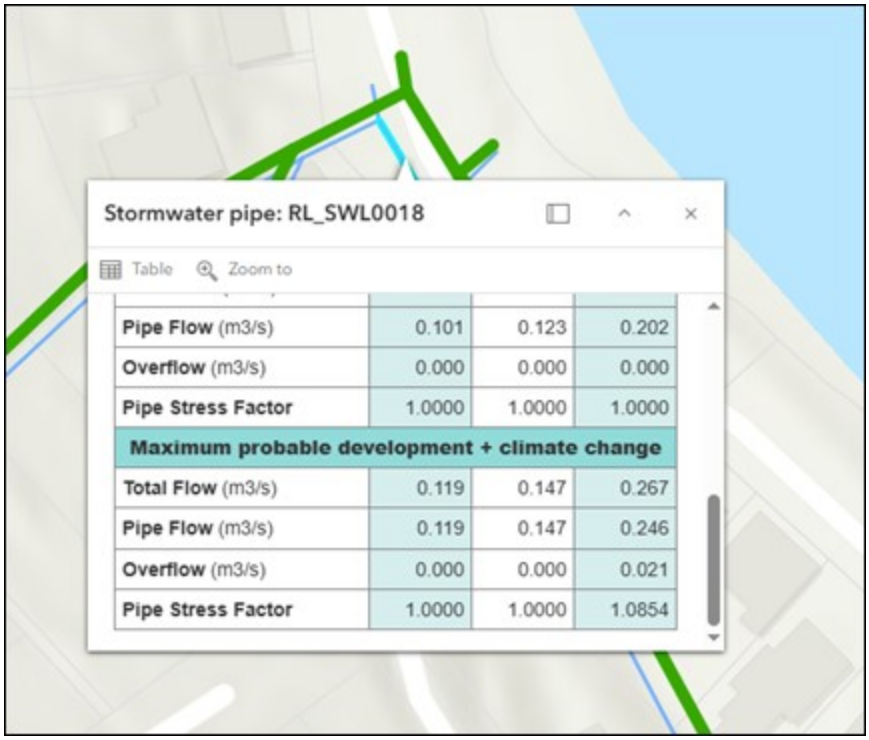
Rinku passed me your contact details.
We have been engaged to provide SW design for redevelopment of this site.
The site is steep so all concentrated SW runoff from developed surfaces will need to be collected and discharged into the Council 225mm pipe running down the SE boundary.
There is a MH at the eastern corner of the site that makes a convenient connection point.

The GHD model indicates no secondary overland flow, even for the MPD + CC scenario. See snip below.
Only at the beach road is there some minor overland flow for the MPD + CC scenario only. See snip below.

Total impermeable surfaces including gravel driveway will be 411m2 or 21.2%
The site is Russell Township which I take to be part of the urban environment and hence Residential.
Rule 7.6.5.1.6 STORMWATER MANAGEMENT - The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

Given the pipe capacity and 50% impermeable surfaces will Council accept unattenuated but clean of any debris stormwater run-off directly into the council system?

Many thanks



Best regards

Tom Adcock 021 441 915
Senior Civil Engineer - Haigh Workman Ltd
Phone 09 407 8327 | DDI 09 283 5921
tom@haighworkman.co.nz

Geotechnical Investigation Report

Proposed Dwelling

41 Long Beach Road, Russell

Lot 16, Deposited Plan 20248

For

Bill and Paula Wallace

Haigh Workman reference 25 149

August 2025

Phone: +64 9 407 8327 • info@haighworkman.co.nz • www.haighworkman.co.nz

PO Box 89 • 6 Fairway Drive • Kerikeri 0245 • New Zealand

Revision History

Revision Nº	Issued By	Description	Date
A	Josh Curreen	First Issue	August 2025

Prepared By

Josh Curreen

Senior Geotechnical Engineer

MEngNZ

Reviewed By

Wayne Thorburn

Senior Geotechnical Engineer

CPEng, CMEngNZ

t:\clients\bill and paula wallace\25 149 - 41 long beach road, russell\engineering\geotech\report\25 149 geotech report.docx

TABLE OF CONTENTS

TABLES

FIGURES

Executive Summary

Haigh Workman Limited (Haigh Workman) was engaged by Bill and Paula Wallace to undertake a geotechnical investigation for a proposed residential development at Lot 16, DP 20248, 41 Long Beach Road, Russell. The proposed works include demolition of the existing dwelling and construction of a new two-storey residence, a single-storey accommodation unit, a plunge pool, and associated earthworks and retaining structures.

Subsurface investigations revealed stiff to very stiff residual soils of the Waipapa Group, underlain by non-certified fill and topsoil in some areas around the existing dwelling.

No signs of deep-seated instability was observed, though local slumping was noted along the driveway cut. Provided the recommendations outlined in this report are followed, the site is considered stable and suitable for construction of the new dwelling and accommodation unit.

Shallow foundations are generally considered suitable for the dwelling and accommodation unit, with some piling required for decks, verandas and any other parts of the dwelling on a suspended floor. Bridging piles are required for accommodation unit deck where situated within the zone of influence of the public sewer pipe. Foundation recommendations are outlined in section 5.

Recommendations for the site excavations, filling and retaining walls associated with the proposed development are given in section 6.

It is recommended that the consent drawings are submitted for review to either ourselves, or another professional geotechnical engineer who is familiar with the contents of this report, once they are ready for submission to Council for approval. We recommend this review is carried out in order to check the compatibility of the design with the recommendations given within this report.

The following specific items will need to be addressed prior to and at the time of construction to ensure the foundation soils are consistent with the assumptions made in this geotechnical report:

1. Geotechnical drawing review to ensure foundation design is in accordance with the recommendations in this report.
2. Observe retaining wall construction, including inspection of pile holes, installation of timber lagging and drainage material. Concrete and timber dockets to be provided to the Engineer for approval.
3. Observe foundation excavations for dwelling and other consented structures prior to foundations being poured.

Provision should be allowed for modifying the foundation solution at this time should unforeseen ground conditions be encountered.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Ltd. (Haigh Workman) was commissioned by Bill and Paula Wallace (the Client) to undertake a geotechnical investigation for a proposed dwelling at 41 Long Beach Road, Russell (Lot 16, DP 20248). This report presents the information gathered during the site investigation, interpretation of data obtained and site-specific geotechnical recommendations relevant to the site.

The scope of this report encompasses the geotechnical suitability in the context of the proposed development as defined in the Short Form Agreement dated 18th July 2025. This appraisal has been designed to assess the subsoil conditions for foundation design and identify geotechnical constraints for the proposed development.

This report provides the following:

- A summary of the published geology with reference to the geotechnical investigations undertaken;
- Analysis of the data obtained from site investigations, providing a geotechnical ground model;
- Foundation recommendations;
- Provide comment on ground stability and;
- Identification of any additional geotechnical risks and/or hazards.

1.2 Proposed Development

We have been supplied with Spooner Architectural Solutions drawings numbered RC01 to RC12, dated 19/08/25. Based on this information we understand that the proposed development will comprise:

- Removal of the existing dwelling.
- Construction of a new 2 storey dwelling with concrete floor slabs and masonry block retaining walls incorporated within the structure, suspended floors, and timber decks around the north-eastern side of the building. The block wall for the lower level will have a retained height of 3.0 m. Based on the topographical survey and finished floor levels, the block wall for the garage will have a retained height of 3.0 m however, there is an existing retaining approximately 1.0 m upslope of the proposed garage which has a retained height between 1.0 and 1.5 m. The garage wall may need to include the extra retained height OR the existing timber wall can be replaced and designed as a tiered wall system.
- Construction of a new single storey accommodation unit and deck in the northern corner of the site. The unit will be founded on a cut platform and concrete slab on-grade foundations, with the cut supported by a timber pole retaining wall up to 2.5 m height.
- A new plunge pool (partially in-ground) to the north-east of the lower decks.
- Earthworks to remediate and construct the new concrete driveway and turning area involving removal of unsuitable fill and replacing with engineered fill, a timber pole wall to support filling up to approximately 1.2 to 1.5 m high.
- Construction of a new timber pole retaining wall along the driveway, supporting cuts up to approximately 3.5 m height. Similar to the garage block wall, the existing timber wall up slope of the

proposed timber pole wall may increase the retained height OR need replacing to incorporate a tiered wall design.

This geotechnical investigation and report consider the geotechnical aspects of the proposed development and the suitability of the ground for a single-storey structure with reference to the proposed development location. Should the proposed development vary from the proposals described above and/or be relocated outside of the investigated areas, further investigation and/or amendments to the recommendations made in this report may be required.

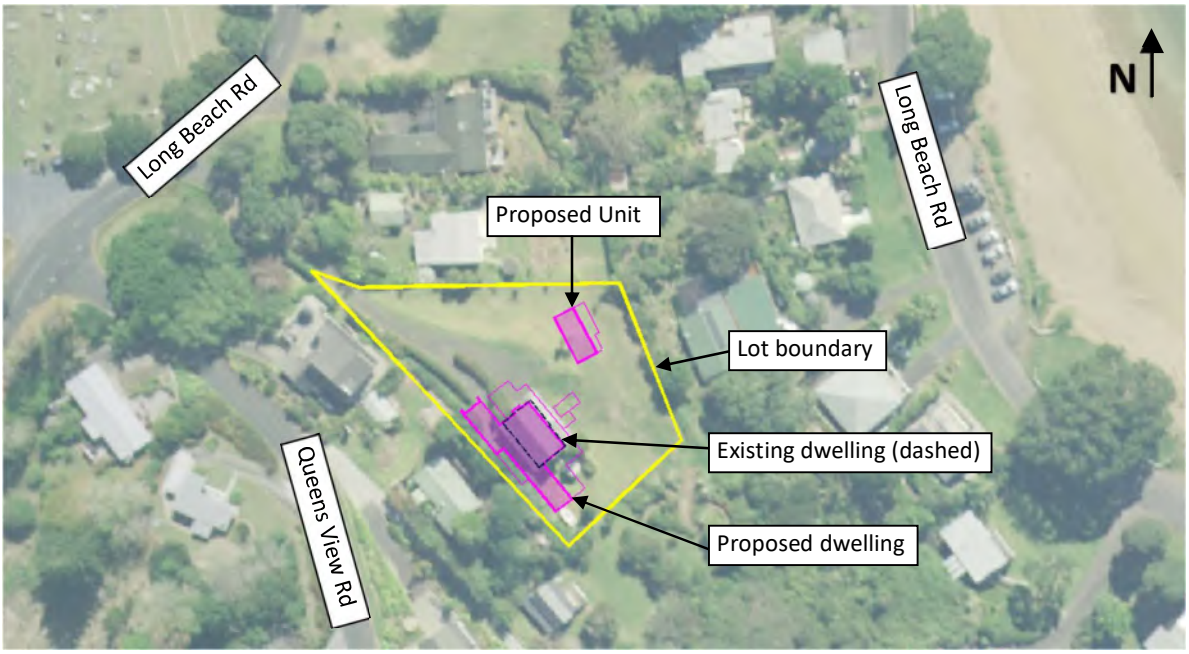


Figure 1: Site Location

1.3 Site Description

The property is legally described as Lot 16, Deposited Plan 20248, and comprises an irregular shaped lot with a total land area of 1,935 m². Access to the site is provided via a metalled driveway off Long Beach Road from the north-west.

The site is currently occupied by an existing 2 storey dwelling with timber decks and retaining along north-eastern side. The existing driveway and building platform have been formed by cut to fill with 2 timber walls adjacent to the south-western boundary, a timber post wall below the existing deck and water tank, and a concrete block wall for the existing lower/basement level.

The site is generally moderately sloping (approximately 18°) down towards the north-east with localised steeper slopes where cutting and fill has been carried out.

At the time of investigation, the site was grassed around the existing dwelling with trees and scrub dotted around the boundaries, a mature Totara tree near the eastern corner of the dwelling and 2 small to medium sized trees adjacent to the proposed accommodation unit.

Far North Atlas water services indicates that public sanitary sewer pipes run through the property. There is a 160 mm diameter sewer pipe, which services the neighbouring property (#2 Queens View Road), running along

the south-western side of the existing dwelling, approximately parallel to the boundary. There is also a sewer pipe running through the lower (north-eastern part of the property) with a manhole located near the northern corner, adjacent to the proposed accommodation unit. The GIS shows this manhole to have an invert level of 21.07 mRL (i.e. approximately 1.8 m depth below existing ground level).

The approximate property boundaries, locations of the proposed development and site features are shown in Appendix A – Drawings.

2 Geology

2.1 Published Geology

Sources of Information:

- Institute of Geological & Nuclear Sciences, 1:250,000 Scale, Geological Map 2, 2009: "Geology of the Whangarei area".
- NZMS 290 Sheet Q 04/05, 1: 100,000 scale, 1980: "Bay of Islands" (Soils)",
- NZMS 290 Sheet Q 04/05, 1: 100,000 scale, 1981: "Bay of Islands" (Rock Types)".

The site is within the bounds of the GNS Geological Map 2 "Geology of the Whangarei area", 1:250,000 scale*. The published geological map indicates the site geology comprises soils of the Waipapa Group (TJw). These soils comprise massive to thin bedded, lithic volcaniclastic sandstone and argillite. The Waipapa Group is of Permian to Jurassic age. An extract of the geological map is shown in Figure 2 below.

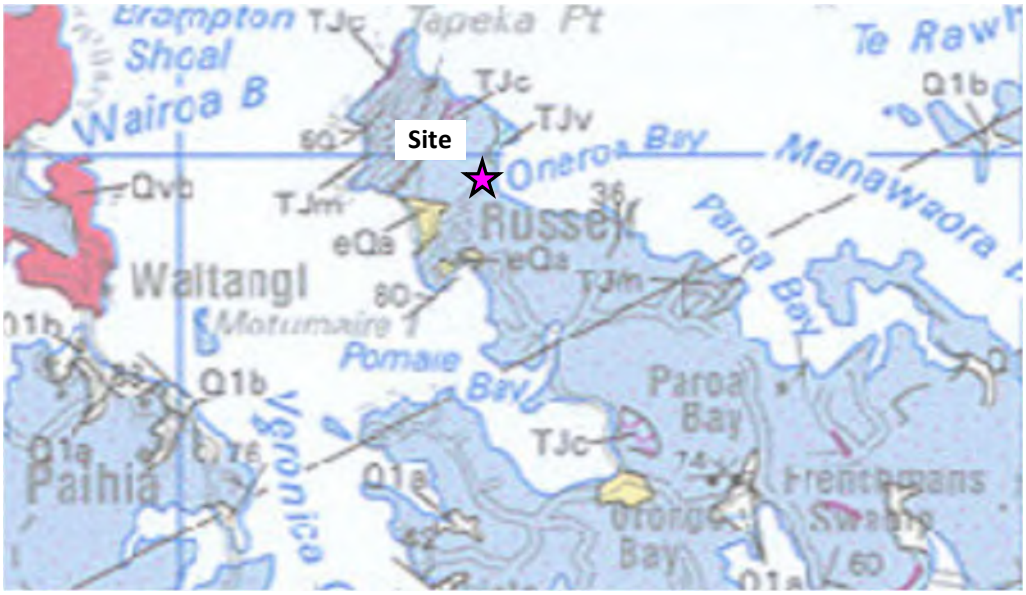


Figure 2: Geological Map (Whangarei Map, 1:250,000)

Further reference to the published New Zealand land inventory maps (Bay of Islands), indicates the site is underlain by *'soils of the rolling and hill country, imperfectly to very poorly drained Rangiora clay, clay loam,*

* Edbrooke, S.W; Brook, F.J. (compilers) 2009. Geology of the Whangarei area. Institute of Geological and Nuclear Sciences 1:250 000 geological map 2. 1 sheet + 68 p. Lower Hutt, New Zealand, GNS Science.

and silty clay loam (RA + RAH)'. The underlying material weathers to *'yellow-brown soft sandy clay to depths of 30m'.*

3 Ground Investigations

3.1 Subsurface Investigations

Haigh Workman visited the property and undertook geotechnical investigations on 7 August 2025. The investigations comprised the drilling of six hand auger boreholes (HA01 to HA06) to depths of 3.0 to 4.0 metres below ground level (mbgl) located around the general area of the proposed development.

Hand held vane shear strength tests were undertaken at regular intervals during the advancement of the hand augers. Investigations were logged in accordance with The New Zealand Geotechnical Society, "Guidelines for the Field Classification and Description of Soil and Rock for Engineering Purposes" (2005). Investigation locations are shown on the drawings in Appendix A and investigation hand auger logs are included in Appendix B.

3.2 Ground Conditions

Based on the results of the geotechnical investigation conducted by Haigh Workman and review of published geological maps, it is considered that the surface soils directly underlying the proposed development site comprise the natural soils of the Waipapa Group. A surface layer of non-certified fill was encountered in boreholes HA01 to HA04. This filling is inferred to be associated with formation of the existing building platform and driveway.

For the purposes of this report, subsoil conditions on the site have been interpolated between the boreholes and some variation between borehole positions are likely. Detailed logs are presented within Appendix B. Table 1 summarises the materials encountered.

Table 1: Summary of Borehole Results

Borehole Number	Fill	Topsoil	Residual Waipapa Group	Soil Moisture Groundwater Observations
HA01	0.0 to 0.3m	0.3 to 0.5m *(buried topsoil)*	0.5 to >3.0 m	Moist throughout. Groundwater not encountered.
HA02	0.0 to 0.2m	0.2 to 0.4m *(buried topsoil)*	0.4 to >3.0 m	
HA03	0.0 to 0.3m	*NE*	0.3 to >3.0 m	
HA04	0.0 to 0.8m	0.8 to 0.9m	0.9 to >3.0 m	
HA05	*NE*	0.0 to 0.2m	0.2 to >4.0 m	Moist, wet at 1.7mbgl. Groundwater not encountered.
HA06	*NE*	0.0 to 0.2m	0.2 to >4.0 m	Throughout. Groundwater not encountered.

NE = Not Encountered

3.2.1 *Non-certified Fill*

Fill material was encountered in boreholes HA01 to HA04 to depths between 0.2 and 0.8 mbgl, drilled around the existing building platform. The fill material is underlain by topsoil and is assumed to be non-certified for the purpose of this report.

3.2.2 *Topsoil*

A surface veneer of topsoil was encountered within boreholes HA05 and HA06 to 0.2 mbgl. The buried topsoil encountered in boreholes HA01, HA02 and HA04 was between 0.1 and 0.2 m thick. The topsoil typically comprised dark brown and dark grey brown silt with trace clay, moist to wet and containing trace rootlets.

3.2.3 *Waipapa Group*

The natural ground conditions were generally consistent between boreholes and are considered to comprise residual soils of the Waipapa Group.

The soils comprised stiff to very stiff yellow brown and light orange brown clays to between 0.7 and 2.6 mbgl, overlying very stiff to hard reddish orange brown and dark orange mottled light grey silt and clayey silt. Vane shear strength test results were generally between 115 kPa and 200 kPa, indicative of stiff to very stiff soils. Recorded vane shear strength tests are shown on the appended borehole logs within Appendix B.

3.2.4 *Groundwater*

Groundwater was not encountered during our site investigations. No evidence of groundwater seepage or static groundwater level was observed during the drilling of the hand auger boreholes. Soil moisture observations were recorded with soils noted as being moist.

Groundwater levels can and do fluctuate and higher groundwater levels may be encountered following periods of prolonged or heavy rainfall.

3.3 Laboratory Testing

A soil sample was collected from the recovered soils at location HA01 between 0.5m to 1.0mbgl. The sample was sent to an IANZ accredited laboratory to undertake testing to determine the materials Atterberg limits and linear shrinkage. Laboratory test results are presented in Section 5.2.

4 Geotechnical Assessment

4.1 Geotechnical Design Parameters

Geotechnical design parameters recommended in this report are based on in-situ test results and empirical relationships. Refer to Table 2 below for soil parameters.

Table 2: Geotechnical Design Parameters

Geological Unit	Peak Undrained Shear Strength S_u (kPa)	Bulk Unit Weight, γ (kN/m3)	Effective Cohesion c' (kPa)	Effective Friction Angle ϕ' (degrees)
Non-certified Fill Material	N/A	17	1	26
Stiff to Very stiff *[Residual Waipapa Group]*	75	18	5	30

4.2 Seismic Hazard and Liquefaction Potential

The site conditions have been assessed to be consistent with seismic subsoil Class C (Shallow site soils) in accordance with NZS1170.5.

Liquefaction potential has been assessed as negligible given the composition and age of the deposits. No further assessment is necessary.

4.3 Slope Stability Assessment

The proposed development area and surrounding slopes do not show any obvious visual signs of historical or presently active deep-seated instability. Slumping has occurred along the driveway cut along on south-western boundary due to an over-steep, unsupported cut. The cut height along the slumped area varies between 1.2 and 2.0 m and will be retained by a timber pole wall as part of the proposed development.

A public stormwater pipe located on the neighbouring property to the south-east experienced a failure around 2022, resulting in ground slippage and scouring around the manhole adjacent to the lower eastern corner of the subject site. The issue has since been repaired and, provided the pipe is properly maintained moving forward, it is not expected to impact the stability of the subject site.

The site is generally moderately sloping (approx. 18°) with localised steep cut and fill batters which are to be retained as part of the proposed development. Furthermore, the site was found to be generally underlain by competent (very stiff residual soils) and it is our opinion that the site is currently stable and suitable for construction of the new dwelling and accommodation unit.

The proposed development in the location shown on the attached plans is considered unlikely to adversely affect the existing stability of the site, provided the recommendations outlined in this report are adhered to.

5 Foundation Recommendations

5.1 General

Based on the concept drawings, we understand that the proposed dwelling will comprise a two storey light weight structure with slab-on-grade foundations and pile/post foundations for suspended floors. There will also be concrete masonry block walls incorporated within the structure for the garage and lower level. Timber post/pole foundations will also support the roof and decks along the north-eastern side of the dwelling. The accommodation unit will comprise a single storey structure supported on a concrete slab on-grade foundation with the deck supported on timber post foundations.

The subsoils beneath the site were found to comprise stiff to very stiff residual soils. Unsuitable fill was encountered around the existing building platform which must be removed and re-placed with engineered fill at the time of construction. There is also a sanitary sewer pipe running beneath the garage / upper level which is to be re-routed around the dwelling. The redundant pipe and associated trench backfill should be removed and replaced with compacted hardfill beneath the new building footprint.

The proposed accommodation unit will be entirely within cut and expected to be on stiff to very stiff natural soils. The deck on the accommodation unit will require deeper piles, embedded below the influence zone of the adjacent public sewer pipe.

The natural soils have adequate bearing capacity for the proposed buildings, however, will require specific structural design due to the expansive nature of the soils and sloping ground conditions.

5.2 Shrink Swell Soil Characteristics

The New Zealand Building Code outlines expansive soils are those with a liquid limit greater than 50% and a linear shrinkage greater than 15%. Case histories of shrink-swell cases indicates soils with a liquid limit (LL) greater than 50% and plasticity index (PI) greater than 30% are considerably more susceptible to shrinkage and therefore considered as expansive soils. Atterberg limits test results on the sample collected during the site investigation are presented in Table 3 below.

Table 3: Atterberg Limits and Linear Shrinkage Test Results

Sample I.D.	Depth (mbgl)	Water Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Linear Shrinkage (%)
HA01	0.5 to 1.0	30.7	60	25	35	16

The results indicate that the soils supporting the foundations are expansive and prone to seasonal volume change, predominantly shrinkage during summer, could result in surface settlements due to volume change. Based on the laboratory test results, it is our opinion that the site should be classified as Class H, highly expansive (in accordance with the New Zealand Building Code) and deeper foundations would be necessary to mitigate the effects of prolonged dry seasons.

Results are plotted on the Casagrande Chart in Figure 3 below. The sample plots above the A-Line, generally indicating soils with poor engineering properties†.

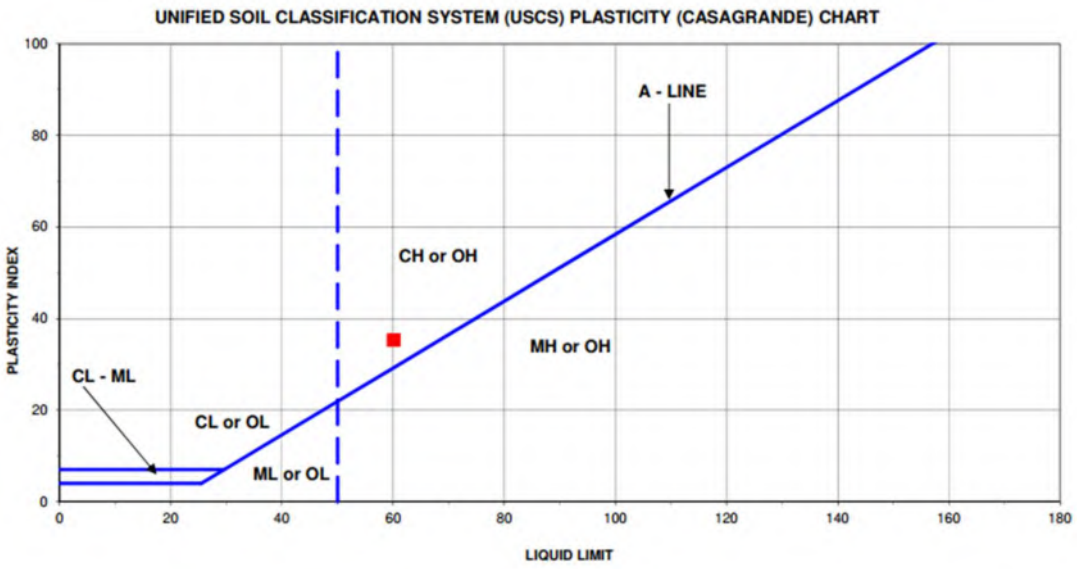


Figure 3: Casagrande Chart

5.3 Seismic Site Subsoil Category

The site conditions have been assessed to be consistent with seismic subsoil Class C (Shallow site soils) in accordance with NZS1170.5.

5.4 Shallow Foundations

Shallow foundations may be adopted for the proposed dwelling and accommodation unit, designed in accordance with B1/AS1 with an allowance for Class 'H', 'highly expansive' soils (or specific engineered design can be undertaken).

Foundations may be designed as follows:

- Ultimate bearing capacity of 300 kPa;
- Geotechnical strength reduction factor – 0.5;
- Soil expansivity class – Site Class H (highly reactive soils).
- Minimum foundation depth for conventional shallow pad and strip footings should be in accordance with B1/AS1, allowing for Class H soils and sloping ground conditions.
- Seismic class – Site Class C (shallow soil site).

† *L. D. Wesley – Geotechnical Engineering in Residual Soils.*

Bearing capacity values included in this report are for vertical loads only and do not take into account horizontal shear or moment OR sloping ground conditions. Inspections should identify that all foundation excavations are within the natural residual soils. These foundation recommendations only apply to the proposed development location shown in the drawings included in Appendix A and Appendix D. Further advice should be sought for any foundations located outside the building footprint indicated on these drawings.

The proposed plunge pool can also adopt the above foundation design recommendations provided the north-eastern edge (downslope) is deepened, or keyed in, to allow for the sloping ground.

5.5 Piled Foundations

For the timber decks and veranda posts around the dwelling and accommodation unit, bored and concrete encased timber and/or steel posts are envisaged. Bridging piles will also be required for the accommodation unit deck where located within the influence zone of the existing public sanitary sewer pipe.

Where required, pile foundations should be founded a minimum depth of 1.5 m below existing ground level OR 4 x pile diameters (which ever the greater depth).

The accommodation unit deck piles that fall within the zone of influence of the public sewer pipe should be embedded a minimum of 1.0 m below the influence line. The zone of influence line is considered to be a 45° line taken from 0.5 m below the invert of the pipe refer to Figure 4.

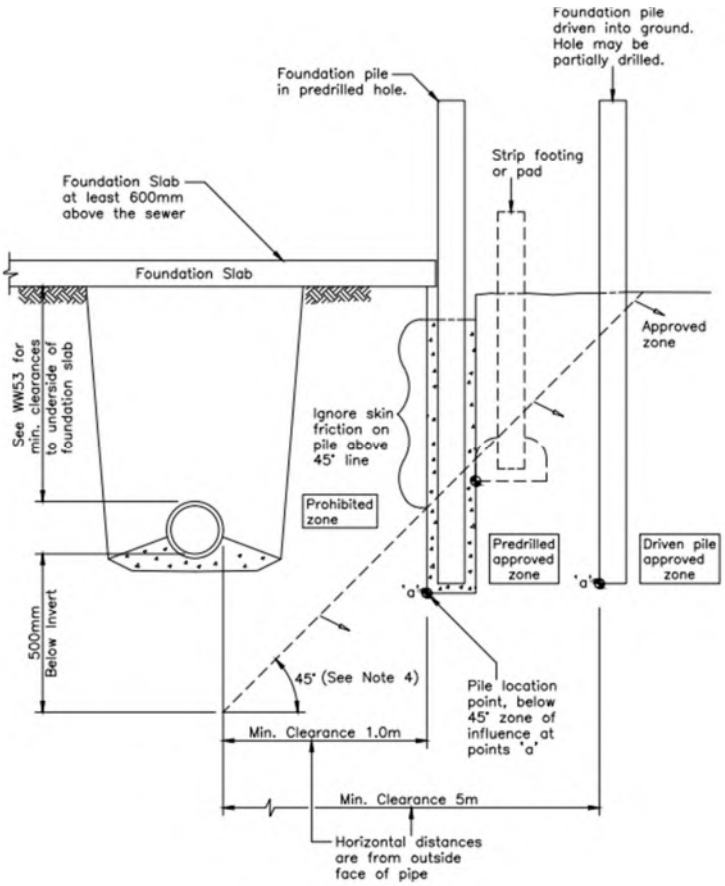


Figure 4: Typical Drain Bridging Detail (Watercare - WW54)

Parameters for the design for piled foundations are presented in Table 4 below. Skin friction should be ignored over the upper 1.0 m of pile shaft due to sloping ground effects and to mitigate the effects of seasonal movement. For bridging piles, skin friction must be ignored over the influence zone of the pipe.

Table 4: Timber Pole Foundation Design Parameters

Design Case	End bearing	Skin friction*
Ultimate Capacity	900 kPa	30 kPa
Geotechnical Strength factor	0.45	0.45
Design Capacity	400 kPa	13 kPa

**Skin friction to be ignored over the upper 1.0 mbgl and zone of influence of public drains.*

The subsoils encountered beneath the site were found to comprise very stiff natural soils. These materials are likely to be relatively stable in the short term (i.e. during pile hole drilling), but the contractor should make allowance for potential pile hole collapse during construction. Pile construction should be carried out so that pile holes are not left open for longer than necessary, especially if groundwater is encountered within the bored pile depth.

No filling around the foundation piles should be undertaken as this could result in negative skin friction acting on the foundation piles resulting in angular distortion across the structure.

6 Construction

6.1 Earthworks

6.1.1 *Topsoil, Fill and Unsuitable Soils*

All vegetation, topsoil, fill and any soft or otherwise unsuitable material should be removed from the building platform or earthworks area. The topsoil layer was found to a depth of 200 mm in boreholes HA05 and HA06, with buried topsoil also encountered beneath the fill material around the existing dwelling. Unsuitable fill materials were encountered in the borehole drilled around the existing dwelling to depths between 200 mm and 800 mm, but depths may vary elsewhere across the property. The non-engineered fill beneath the existing parking turning area will be significantly deeper, however this will be removed/reduced as part of the proposed development.

For parts of the proposed dwelling and accommodation unit that are to be constructed on a timber floor supported on timber piles, the existing topsoil and fill may remain in place to those areas provided that all surface vegetation has been removed, the required sub floor clearance is provided, and the piles are embedded to the required minimum depths as discussed in the foundations section.

All excavated topsoil and unsuitable material should be removed from site or stockpiled away from the building platform and/or earthworks area and clear of the steeper site slopes.

6.1.2 *Cut Excavations*

Site excavations for the proposed dwelling will involve cutting up to 2.5 m to 3.0 m for the masonry block retaining walls incorporated within the structure. Cutting up to 3.5 m is also proposed along the driveway, which will be supported by a timber pole retaining wall.

The block wall for the garage and the proposed timber pole wall along the driveway have an existing timber retaining wall located approximately 1.0 to 1.5 m upslope which has a retained height between 1.0 and 1.5 m. Caution must be exercised when carrying out excavations below the existing timber pole wall. It is recommended that the excavation is initially carried out over a discrete section of say 3 m to 4 m width, in the presence of a geotechnical engineer, in order to assess how the balance of the excavation should proceed. Temporary retaining or propping may be required to support the cut face and existing timber wall during construction and/or it may be necessary to carry out the excavation in short stages with near full height retaining being completed prior to commencement of the next stage of the excavation. The proposed block wall and timber pole wall must also be designed for the effects of the existing wall above.

Excavation for the accommodation unit platform will require cutting up to 2.5 m height, which is to be supported by a timber pole retaining wall.

Site earthworks should be carried out during a forecast period of fine weather only. The earthworks should involve stripping, excavating and disposing of excavation spoil off site and immediate and full construction of the retaining wall along the exposed cut face. Excavation, installation of cut face protection and wall construction should be carried out in one continuous operation.

Design recommendations for retaining walls are outlined in section 6.2.

6.1.3 *Filling*

All unsuitable material (i.e. topsoil and fill) should be removed prior to placement of fill. Earthworks are proposed to remediate and construct the new concrete driveway and turning area which will involve removal of non-certified fill and replacing with compacted hardfill. A timber pole wall is also proposed to support fill at the edge of the parking turning area.

Filling is anticipated beneath the proposed dwelling floor slabs and/or foundation to replace any non-certified fill. Imported granular hardfill (GAP 40 or 65) is recommended for filling beneath the proposed dwelling and concrete driveway / turning area. Verification of compaction should be undertaken by a professional engineer at regular lifts, i.e., inspection at pre-placement and every 500 mm thereafter. A minimum Clegg Impact Value (CIV) of 25 is recommended or 95% of the material's maximum dry density (MDD‡).

Filling for the existing parking turning area extends well beyond the proposed extent, with steep batters (up to 35°). This excess fill material should be removed and/or batter to a gradient no steep than 1V:3H (i.e 18°). The to site plan G01 for indicative fill extent.

‡ The MDD for the granular hardfill must be known prior to commencment of filling, we recommend requesting compaction curve test result information from the aggregate supplier before choosing the material to be used. If unavailable, laboratory testing should be undertaken to determine the material's MDD or another aggregate source chosen.

6.2 Retaining Walls

Where required, retaining walls should be provided to support cut and fill faces. Timber pole retaining walls are proposed to support cutting along the driveway, filling for the parking/turning area and cutting for the proposed accommodation unit. Masonry block retaining walls incorporated within the structure are proposed for the garage and lower level of the dwelling. Free standing cantilever walls can be designed for active earth pressures, walls that are incorporated within the structure of the dwelling should be designed for at rest earth pressures.

The soil parameters given in Table 2 are considered appropriate for retaining wall design. Cohesion should be be ignored over the upper 1.5m, or full retained height, which is greater.

The wall design should for allow the effects of sloping ground above and/or below the walls and also include any surcharge loadings above the wall (i.e. vehicular surcharge). Design for the garage block wall and the proposed timber pole wall along the driveway must consider the effects of the existing timber wall above. Alternatively the retained height can be increased to eliminate the need for the existing wall OR the existing wall can be replaced and designed as tiered wall system.

Appropriate drainage measures must be installed behind all retaining walls to ensure that hydrostatic pressures cannot build up behind them. The drainage measures should be installed to ensure that any water collected by the drains can drain freely, under gravity alone, from the deepest portion of any wall to the drain outlet.

All retaining walls should be designed by a suitably qualified engineer (CPEng geotechnical), familiar with the contents of this report.

6.3 Stormwater Disposal

All stormwater is to be diverted away from any proposed building platforms and any steep slopes to avoid over saturation of the subsoils and to maintain stability across the site. All stormwater overflow drainages should be channelled away from the development platform and discharged into the reticulated stormwater network.

6.4 Existing Services

There is an existing 160 mm diameter public sewer pipe, which services the neighbouring property (#2 Queens View Road), running along the south-western side of the existing dwelling, approximately parallel to the boundary. This pipe runs beneath the proposed dwelling and will require re-routing as part of the proposed development. The pipe can be taken from the lateral connection below #2 Queens View Road, down to the northern corner of the lot, connecting into the existing public pipe (via new manhole). The indicative new alignment is shown on site G01.

The redundant pipe and associated trench backfill material beneath the proposed dwelling foundations should be removed and replaced with compacted hardfill (GAP40 or 65), subject to engineering supervision.

6.5 Geotechnical Review

It is recommended that the consent drawings are submitted for review to either ourselves, or another professional geotechnical engineer who is familiar with the contents of this report, once they are ready for submission to Council for approval. We recommend this review is carried out in order to check the compatibility of the design with the recommendations given within this report.

6.6 Construction Observations

Specific engineering inspections of retaining walls, building platform preparation and/or foundation construction with certification by a Producer Statement, PS4, are often required by Council and outlined in the Building Consent. These observations are generally required to ensure that the foundation soils exposed at the time of construction are consistent with the assumptions made in this geotechnical report.

The following specific items will need to be addressed prior to and at the time of construction to ensure the foundation soils are consistent with the assumptions made in this geotechnical report:

1. Geotechnical drawing review to ensure foundation design is in accordance with the recommendations in this report.
2. Compaction testing of fill material.
3. Observe foundation excavations for dwelling, accommodation unit and other consented structures prior to foundations being poured.

Provision should be allowed for modifying the foundation solution at this time should unforeseen ground conditions be encountered.

7 Limitations

This report has been prepared for the use of Bill and Paula Wallace with respect to the particular brief outlined to us. This report is to be used by our Client and their Consultants and may be relied upon when considering geotechnical advice. Furthermore, this report may be utilised in the preparation of building and/or resource consent applications with local authorities. The information and opinions contained within this report shall not be used in other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

The recommendations given in this report are based on site data from discrete locations. Inferences about the subsoil conditions away from the test locations have been made but cannot be guaranteed. We have inferred an appropriate geotechnical model that can be applied for our analyses. However, variations in ground conditions from those described in this report could exist across the site. Should conditions encountered differ to those outlined in this report we ask that we be given the opportunity to review the continued applicability of our recommendations.

Appendix A – Drawings

Drawing No.	Title
G01	Site Investigation Plan
G02	Geological Cross Section A – A’
G03	Geological Cross Section B – B’

NOTES:

1. LOT BOUNDARIES AND AERIAL PHOTO INFORMATION TAKEN FROM LAND INFORMATION NEW ZEALAND (LINZ).
2. LOCATIONS HAVE NOT BEEN SURVEYED AND ARE INDICATIVE ONLY.

DP 20248

PROPOSED TIMBER POLE WALL TO SUPPORT FILL FOR PARKING/TURNING AREA

APPROX. EXTENT OF UNSUITABLE FILL TO BE REMOVED AND/OR BATTER TO MAX. ANGLE OF 1V:3H (I.E 18°)

INDICATIVE RE-ALIGNMENT OF SANITARY SEWER PIPE (TO BE CONFIRMED)

NEW MANHOLE WHERE CONNECTING INTO EXISTING SEWER LINE

UNSUITABLE FILL TO BE REMOVED AND REPLACED WITH HARDFILL

TO LONG BEACH RD

LOT 2
DP 78879

EX. RETAINING WALL

PROPOSED UNIT

DECK

HA06

HA05

BRIDGING PILES REQUIRED FOR DECK WITHIN ZONE OF INFLUENCE OF SEWER

APPROXIMATE LOCATION OF SEWER LINE PLOTTED FROM FNDC GIS

MANHOLE
LID 22.86

LOT 17
DP 20248

PATIO

HA04

DECK

HA03

POOL

PROPOSED TIMBER POLE WALL SUPPORTING CUT FOR UNIT

PROPOSED TIMBER POLE WALL SUPPORTING CUT FOR DRIVEWAY

PROPOSED DWELLING

HA02

GARAGE

EXISTING DWELLING OUTLINE (DASHED)

SW MANHOLE
RIM 2.045

MANHOLE
ID 22.07

APPROX. AREA OF OLD SLIP (CIRCA 2022), CAUSED BY FAILURE OF STOMRWATER PIPE

EX. RETAINING

EX. WATER TANK

LOT 1
DP 78879

LOT 3
DP 20248

QUEENS VIEW ROAD

REDUNDANT PIPE AND ASSOCIATED TRENCH MATERIAL TO BE REMOVED AND REPLACED WITH COMPACTED HARDFILL

HA01

APPROXIMATE LOCATION OF SEWER LINE (FROM GIS) TO BE RE-DIRECTED AROUND DWELLING

LOT 2
DP 20248

Issue	Date	Revision
A	18/08/2025	FIRST ISSUE

DWG: SITE INVESTIGATION PLAN

Scale 1:250 @A3 | Date AUG 2025
Drawn JMC | Checked WT | Approved WT
File T:\CLIENTS\BILL AND PAULA WALLACE\25 149 - 41 LONG BEACH ROAD, RUSSELL\ENGINEERING\GEOTECH\DRAWINGS\25 149 GEO PLANS.DWG

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Project: GEOTECHNICAL INVESTIGATION
41 LONG BEACH ROAD, RUSSELL

Client: BILL AND PAULA WALLACE

Project No. 25 149 | RC no. N/A

DWG No. G01

Sheet No. 1 of 3

Plotted By Josh Curreen at 28/08/2025 4:51:44 pm

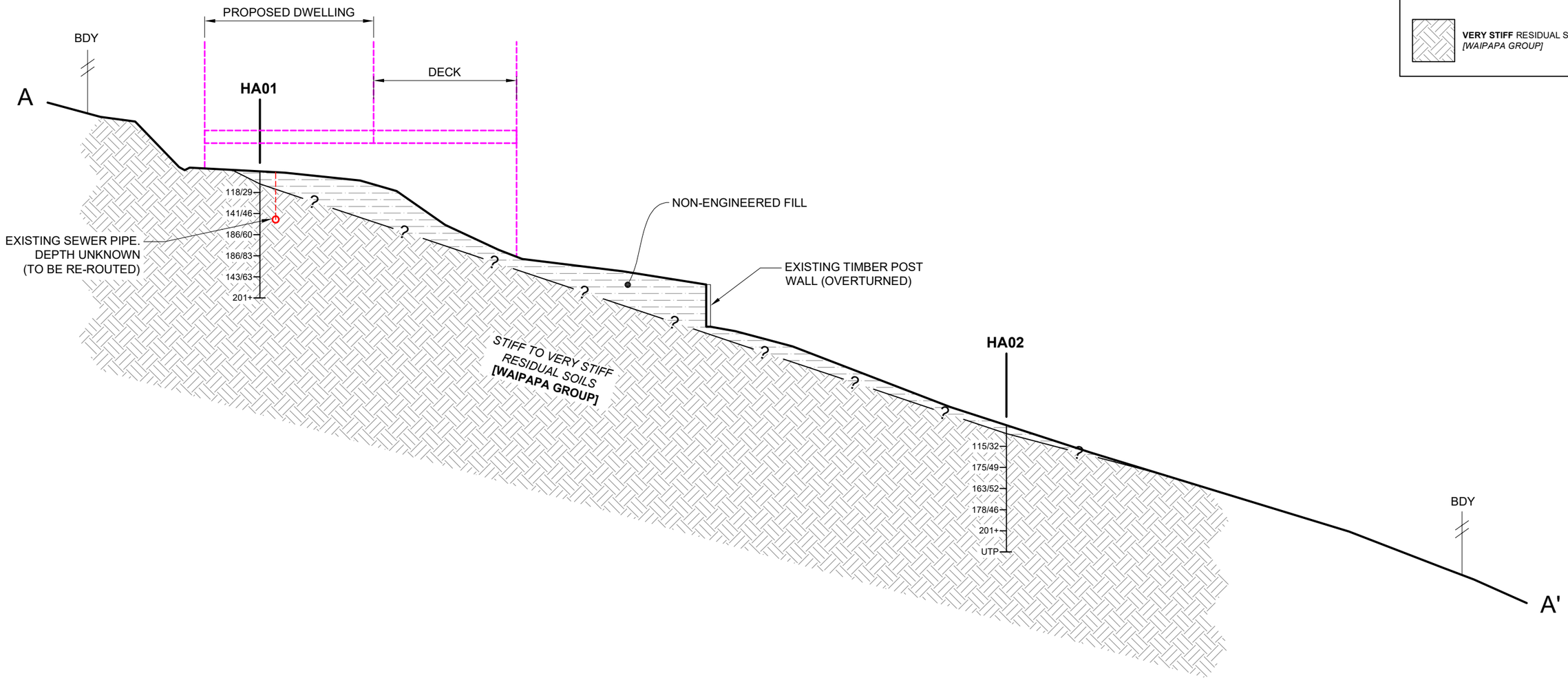
NOTES:

1. THIS DRAWING IS BASED ON MEASUREMENTS BY TOPO SURVEY DATA, TAPE AND CLINOMETER AND IS APPROXIMATE ONLY.
2. THE GROUND MODEL HAS BEEN INFERRED FROM THE BOREHOLE DATA. INFERENCES ABOUT THE SOILS CONDITIONS BETWEEN TEST LOCATIONS HAVE BEEN MADE BUT CANNOT BE GUARANTEED.
3. DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES.

KEY:

NON-ENGINEERED FILL

VERY STIFF RESIDUAL SOILS *[WAIPAPA GROUP]*



Issue	Date	Revision
A	18/08/2025	FIRST ISSUE

DWG: GEOLOGICAL CROSS SECTION A-A'

Scale 1:100 @A3 | Date AUG 2025

Drawn JMC | Checked WT | Approved WT

File T:\CLIENTS\BILL AND PAULA WALLACE\25 149 - 41 LONG BEACH ROAD, RUSSELL\ENGINEERING\GEOTECH\DRAWINGS\25 149 GEO PLANS.DWG

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Project: GEOTECHNICAL INVESTIGATION
41 LONG BEACH ROAD, RUSSELL

Client: BILL AND PAULA WALLACE

Project No. 25 149 | RC no. N/A

DWG No. **G02**

Sheet No. **2** of **3**

Plotted By Josh Curreen at 28/08/2025 4:52:58 pm

NOTES:

1. THIS DRAWING IS BASED ON MEASUREMENTS BY TOPO SURVEY DATA, TAPE AND CLINOMETER AND IS APPROXIMATE ONLY.
2. THE GROUND MODEL HAS BEEN INFERRED FROM THE BOREHOLE DATA. INFERENCES ABOUT THE SOILS CONDITIONS BETWEEN TEST LOCATIONS HAVE BEEN MADE BUT CANNOT BE GUARANTEED.
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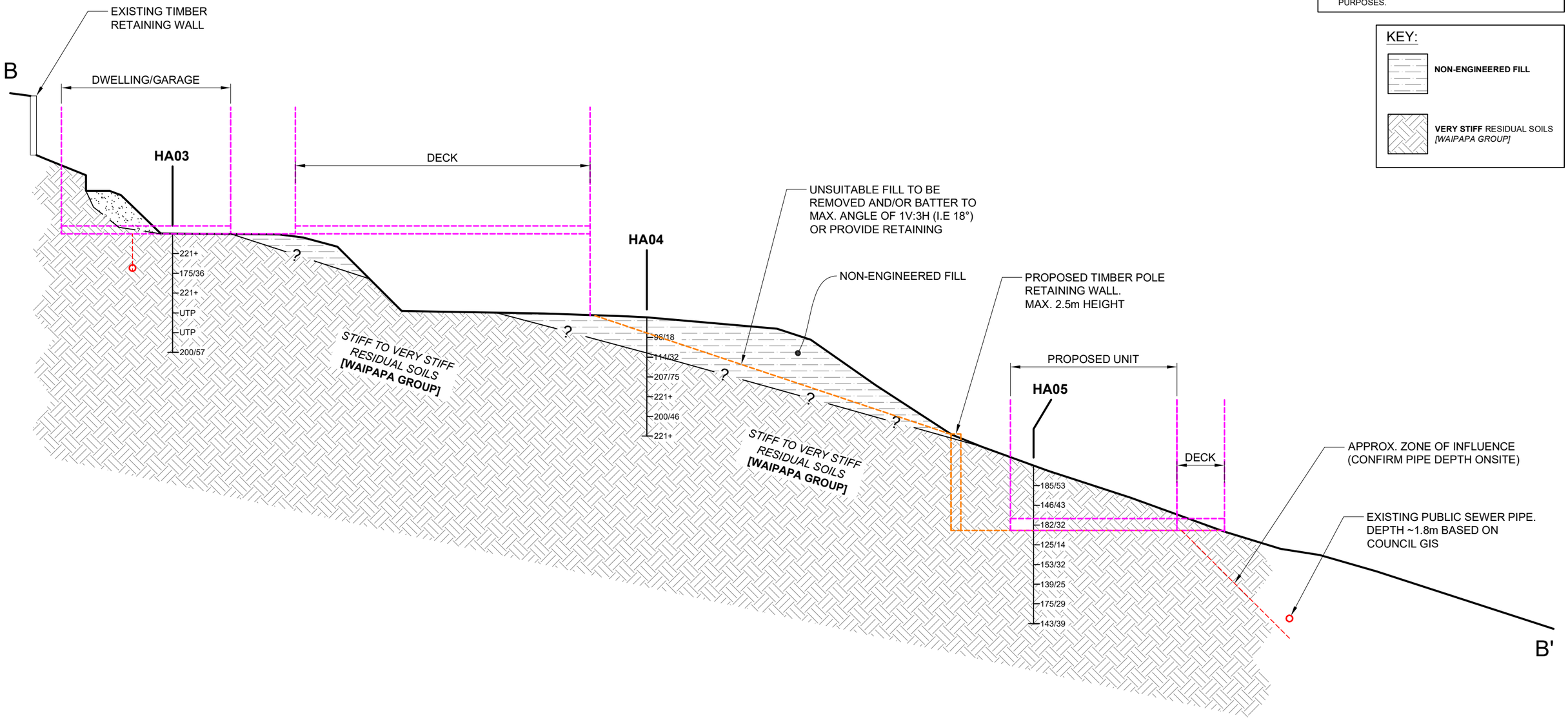
KEY:

NON-ENGINEERED FILL

VERY STIFF RESIDUAL SOILS *[WAIPAPA GROUP]*



Issue	Date	Revision
A	18/08/2025	FIRST ISSUE

DWG: GEOLOGICAL CROSS SECTION B-B'

Scale 1:100 @A3 | Date AUG 2025

Drawn JMC | Checked WT | Approved WT

File T:\CLIENTS\BILL AND PAULA WALLACE\25 149 - 41 LONG BEACH ROAD, RUSSELL\ENGINEERING\GEOTECH\DRAWINGS\25 149 GEO PLANS.DWG

HAIGH WORKMAN LTD Civil & Structural Engineers

6 Fairway Drive, Kerikeri, BOI

T: 09 407 8327

E: info@haighworkman.co.nz

Project: GEOTECHNICAL INVESTIGATION

41 LONG BEACH ROAD, RUSSELL

Client: BILL AND PAULA WALLACE

Project No. 25 149 | RC no. N/A

DWG No. **G03**

Sheet No. **3** of **3**

Plotted By Josh Curreen at 28/08/2025 4:53:17 pm

Appendix B – Hand Auger Logs

PO Box 89, 0245
6 Fairway Drive
Kerikeri, 0230
New Zealand

HAIGH WORKMAN LTD
Civil & Structural Engineers

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Fax 09 407 8378
www.haighworkman.co.nz
info@haighworkman.co.nz

Borehole Log - HA01

Hole Location: Refer to Site Plan

JOB No. 25 149

CLIENT:	Bill and Paula Wallace	**SITE:**	41 Long Beach Road, Russell		
Date Started:	07/08/2025	**DRILLING METHOD:**	Hand Auger	**LOGGED BY:**	JP
Date Completed:	07/08/2025	**HOLE DIAMETER (mm)**	50mm	**CHECKED BY:**	WT

Soil Description (Based on NZGS Logging Guidelines 2005)	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
SILT; minor clay, light brown mottled orange. Soft, wet, low plasticity. *[FILL]*	0.0	FILL		Groundwater Not Encountered			
Clayey SILT; light orange mixed light grey. Stiff, moist to wet, low plasticity. *[FILL]*							
Buried TOPSOIL; SILT, trace clay, dark brown. Firm, wet, low plasticity. Trace rootlets.		BTS					
Clayey SILT; light brownish orange streaked light orange and brown. Very stiff, moist, moderate plasticity. *[WAIPAPA GROUP]*	0.5	WAIPAPA GROUP			4	118 / 29	
At 0.9m: Becoming light orange streaked light brownish grey.	1.0				3	141 / 46	
Silty CLAY; light orange streaked light grey and orange. Very stiff, moist, high plasticity.	1.5				3	186 / 60	
At 2.1m: Becoming orange streaked whitish grey.	2.0				2	186 / 83	
					2	143 / 63	
Clayey SILT; light orange streaked pinkish red and grey. Very stiff, moist, moderate plasticity.	2.5					201+	
SILT; some clay, light orange streaked whitish grey and pinkish red. Very stiff, moist, low plasticity.							
End of hole at 3.0m (Target depth)	3.0						
	3.5						
	4.0						
	4.5						

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. BTS = Buried Topsoil.
Hand Held Shear Vane S/N: 2220
Scala penetrometer testing not undertaken.

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Borehole Log - HA02

Hole Location: Refer to Site Plan

JOB No. 25 149

CLIENT:	Bill and Paula Wallace	**SITE:**	41 Long Beach Road, Russell		
Date Started:	07/08/2025	**DRILLING METHOD:**	Hand Auger	**LOGGED BY:**	JP
Date Completed:	07/08/2025	**HOLE DIAMETER (mm)**	50mm	**CHECKED BY:**	WT

Soil Description (Based on NZGS Logging Guidelines 2005)	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
SILT; brown. Firm, wet, non-plastic. *[FILL]*	0.0	FILL		Groundwater Not Encountered			
Clayey SILT; minor topsoil, brown & orange. Stiff, moist, low plasticity.							
Buried TOPSOIL; SILT, trace clay, grey brown and dark brown. Firm, moist to wet, low plasticity. Trace rootlets.		BTS					
Clayey SILT; light orange streaked light grey. Very stiff, moist, low plasticity. *[WAIPAPA GROUP]*	0.5	WAIPAPA GROUP			4	115 / 32	
At 0.9m: Becoming light orange streaked light brownish grey. Trace old tree roots (<5mm)	1.0				4	175 / 49	
Silty CLAY; light orange streaked grey. Very stiff, moist, high plasticity.	1.5				3	163 / 52	
Clayey SILT; light orange streaked pinkish red and whitish grey. Very stiff, moist, low plasticity.	2.0				4	178 / 46	
At 2.5m: Becoming orangish red streaked whitish grey. Trace fine well weathered clasts.	2.5					201+	
SILT; trace clay, light pinkish red streaked orange and white. Very stiff, moist low plasticity. Trace fine well weathered clasts.						UTP	
End of hole at 3.0m (Target depth)	3.0						
	3.5						
	4.0						
	4.5						

Scala Penetrometer scale: 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. BTS = Buried Topsoil.
Hand Held Shear Vane S/N: 2220
Scala penetrometer testing not undertaken.

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New Zealand

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Borehole Log - HA03

Hole Location: Refer to Site Plan

JOB No. 25 149

CLIENT:	Bill and Paula Wallace	**SITE:**	41 Long Beach Road, Russell		
Date Started:	07/08/2025	**DRILLING METHOD:**	Hand Auger	**LOGGED BY:**	JMC
Date Completed:	07/08/2025	**HOLE DIAMETER (mm)**	50mm	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

Fine to medium **GRAVEL;** bluish grey. Loose, wet. ~50mm *[FILL]*

Silty CLAY; yellow brown streaked dark brown (topsoil desiccation). Very stiff, moist, high plasticity. *[FILL]*

Clayey SILT; orange brown mottled light grey and orange. Very stiff, moist, low plasticity. *[WAIPAPA GROUP]*

Silty CLAY; yellow brown mottled light grey. Hard, moist, high plasticity.

Clayey SILT; minor fine well weathered clasts, orange brown mottled light grey and reddish brown. Very stiff, moist, low plasticity.

At 1.0m: Becoming whitish grey mottled orange brown. Clasts absent.

At 1.9m: Becoming dark orange brown mottled light grey. Occasional fine to medium well weathered clasts. Wet.

End of hole at 3.0m (Target depth)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5

Geology: FILL; WAIPAPA GROUP

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity: 5; 4

Vane Shear and Remoulded Vane Shear Strengths (kPa): 221+; 175; 36; 221+; UTP; UTP; 200; 57

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S. = Topsoil.
Hand Held Shear Vane S/N: DR1698
Scala penetrometer testing not undertaken.

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Borehole Log - HA04

Hole Location: Refer to Site Plan

JOB No. 25 149

CLIENT:	Bill and Paula Wallace	**SITE:**	41 Long Beach Road, Russell		
Date Started:	07/08/2025	**DRILLING METHOD:**	Hand Auger	**LOGGED BY:**	JMC
Date Completed:	07/08/2025	**HOLE DIAMETER (mm)**	50mm	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL/FILL; clayey SILT, dark brown. Moist, low plasticity. Rootlets.

Silty CLAY; some intermixed topsoil, yellow brown mixed dark brown. Stiff, moist, high plasticity. *[FILL]*

Buried TOPSOIL; Clayey SILT, dark grey brown. Moist, low plasticity.

Silty CLAY; yellow brown. Stiff, moist, high plasticity. *[WAIPAPA GROUP]*

At 1.8m: Becoming orange brown mottled yellow brown and light grey.

Clayey SILT; light orange brown mottled light grey. Very stiff, moist, low plasticity.

SILT; minor clay, light orange brown mottled light grey and pink. Very stiff, moist to wet, low plasticity.

At 2.8m: Becoming dark orange brown mottled light grey.

End of hole at 3.0m (Target depth)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5

Geology: FILL; WAIPAPA GROUP

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity: 5, 4, 3, 4

Vane Shear and Remoulded Vane Shear Strengths (kPa):

Depth (m)	Vane Shear	Remoulded Vane Shear
0.5	96	18
1.0	114	32
1.5	207	75
2.0	221+	
2.5	200	46
3.0	221+	

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S. = Topsoil.
Hand Held Shear Vane S/N: DR1698
Scala penetrometer testing not undertaken.

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New Zealand

HAIGH WORKMAN LTD
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Borehole Log - HA05

Hole Location: Refer to Site Plan

JOB No. 25 149

CLIENT:	Bill and Paula Wallace	**SITE:**	41 Long Beach Road, Russell		
Date Started:	07/08/2025	**DRILLING METHOD:**	Hand Auger	**LOGGED BY:**	JMC
Date Completed:	07/08/2025	**HOLE DIAMETER (mm)**	50mm	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; clayey SILT, dark brown. Wet, low plasticity. Trace rootlets.

Silty CLAY; yellow brown. Very stiff, moist, high plasticity.
[WAIPAPA GROUP]

Clayey SILT; whitish grey mottled, dark orange brown. Very stiff, moist to wet, low plasticity.

At 1.7m: Some pink streaks. Wet.

SILT; minor clay, whitish grey mottled dark orange brown and pink. Very stiff, wet, low plasticity.

At 2.5m: Becoming pinkish brown mottled dark orange brown and whitish grey.

At 3.0m: Becoming whitish grey mottled dark orange brown and pink.

End of hole at 4.0m (Target depth)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5

Geology: TS; WAIPAPA GROUP

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	
3	185	53
3	146	43
6	182	32
9	125	14
5	153	32
6	139	25
6	175	29
4	143	39

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S. = Topsoil.
Hand Held Shear Vane S/N: DR1698
Scala penetrometer testing not undertaken.

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info@haighworkman.co.nz

Borehole Log - HA06

Hole Location: Refer to Site Plan

JOB No. 25 149

CLIENT:	Bill and Paula Wallace	**SITE:**	41 Long Beach Road, Russell		
Date Started:	07/08/2025	**DRILLING METHOD:**	Hand Auger	**LOGGED BY:**	JP
Date Completed:	07/08/2025	**HOLE DIAMETER (mm)**	50mm	**CHECKED BY:**	WT

Soil Description

Based on NZGS Logging Guidelines 2005

TOPSOIL; trace clay, brown. Soft, wet.

Clayey SILT; light orange streaked light brown. Very stiff, moist to wet, moderate plasticity. *[WAIPAPA GROUP]*

Silty CLAY; light orange streaked light brownish grey and light pink. Very stiff, moist, high plasticity.

At 1.2m: Becoming light orange and light pinkish red.

SILT; some fine gravel, minor clay, orange brown speckled black and dark orange. Very stiff, moist, non-plastic.

SILT; minor fine gravel, minor clay, orange and light brown speckled yellow and black. Hard, moist, low plasticity.

At 1.9m: Becoming moist to wet, non-plastic.

SILT; minor clay, light orange and white streaked dark orange. Hard, moist, low plasticity.

At 2.8m: Becoming light pink and white streaked dark orange.

At 3.1m: Speckled black and dark orange.

SILT; minor clay, trace fine gravel, white and orange streaked dark orange. Hard, moist, low plasticity.

At 3.8m: Becoming light orange and pink mottled white and black.

End of hole at 4.0m (Target depth)

Depth (m): 0.0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5

Geology: TS; WAIPAPA GROUP

Graphic Log

Water Level: Groundwater Not Encountered

Sensitivity: 3, 3, 3

Vane Shear and Remoulded Vane Shear Strengths (kPa): 149 / 43; 155 / 52; 189 / 54; UTP; 201+; UTP; UTP; UTP

Scala Penetrometer (blows/100mm): 0 5 10 15 20

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

Corrected shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Note: UTP = Unable to penetrate. T.S. = Topsoil.
Hand Held Shear Vane S/N: 2220
Scala penetrometer testing not undertaken.

Appendix C – Laboratory Test Results

Babbage Geotechnical Laboratory
Level 4
68 Beach Road
Auckland 1010
Telephone
E-mail

P O Box 2027
New Zealand
64-9-367 4954
wec@babbage.co.nz

Please reply to: W.E. Campton

Haigh Workman Ltd.
PO Box 89
Kerikeri 0245

Job Number: 63632#L
BGL Registration Number: 2828
Checked by: WEC

Attention: **JOSH CURREEN**

21st August 2025

ATTERBERG LIMITS & LINEAR SHRINKAGE TESTING

Dear Josh,

Re: 41 LONG BEACH ROAD, RUSSELL

Your Reference: 25 149
Report Number: 63632#L/AL 41 Long Beach Road

The following report presents the results of Atterberg Limits & Linear Shrinkage testing at BGL of a soil sample delivered to this laboratory on the 12th of August 2025. Test results are summarised below, with page 3 showing where the sample plots on the Unified Soil Classification System (Casagrande) Chart.

Test standards used were:

Water Content:	NZS4402: 1986: Test 2.1
Liquid Limit:	NZS4402: 1986: Test 2.2
Plastic Limit:	NZS4402: 1986: Test 2.3
Plasticity Index:	NZS4402: 1986: Test 2.4
Linear Shrinkage:	NZS4402: 1986: Test 2.6

Borehole Number	Sample Number	Depth (m)	Water Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Linear Shrinkage (%)*
HA01	Sample 1	0.50 – 1.00	30.7	60	25	35	16

**The amount of shrinkage of the sample as a percentage of the original sample length.*

The whole soil was used for the water content test (the soil was in an unknown state), and for the liquid limit, plastic limit & linear shrinkage tests. The soil was wet up and dried where required for the liquid limit, plastic limit & linear shrinkage tests.

As per the reporting requirements of NZS4402: 1986: Test 2.1: water content is reported to two significant figures for values below 10%, and to three significant figures for values of 10% or greater. Test 2.2: liquid limit, test 2.3: plastic limit, and test 2.6: linear shrinkage are reported to the nearest whole number.

Please note that the test results relate only to the sample as-received, and relate only to the sample under test.

Thank you for the opportunity to carry out this testing. If you have any queries regarding the content of this report please contact the person authorising this report below at your convenience.

Yours faithfully,

Justin Franklin
Key Technical Person
Assistant Laboratory Manager
Babbage Geotechnical Laboratory

ACCREDITED
IANZ
TESTING LABORATORY
№ 126

All tests reported herein have been performed in accordance with the laboratory's scope of accreditation. This report may not be reproduced except in full & with written approval from BGL.

Babbage Geotechnical Laboratory	Job Number:	63632#L	Sheet 1 of 1	Page 3 of 3
	Registration Number:	2828		
	Report Number:	63632#L/AL 41 Long Beach Road		
	Project:	41 LONG BEACH ROAD, RUSSELL		

DETERMINATION OF THE LIQUID LIMIT, PLASTIC LIMIT & THE PLASTICITY INDEX

Test Methods: NZS4402: 1986: Test 2.2, Test 2.3 and Test 2.4

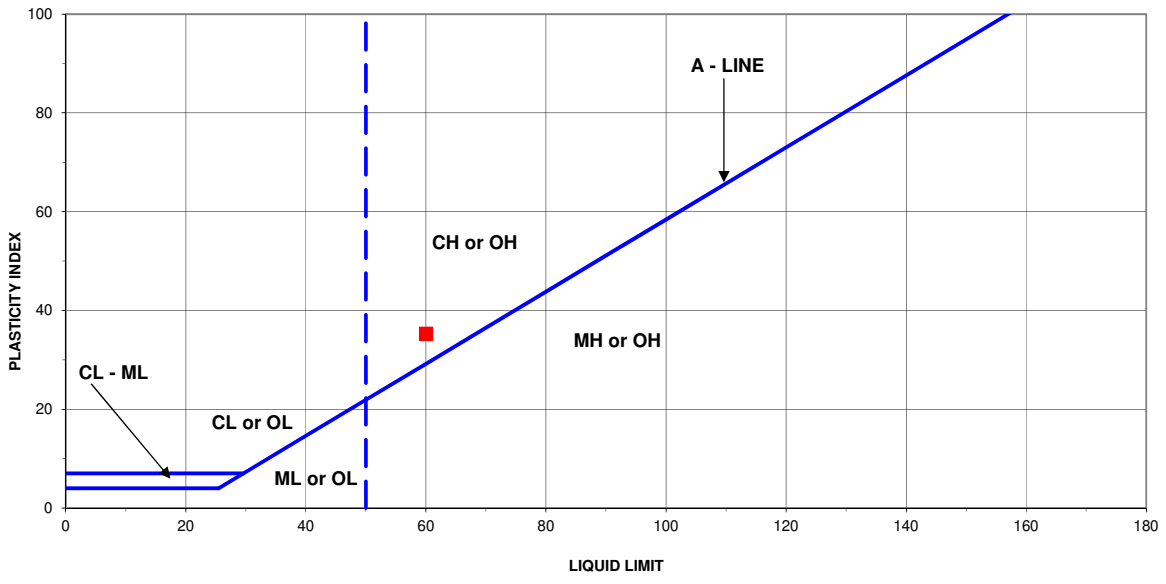
Tested By:	JL	August 2025	
Compiled By:	SG	21/08/2025	
Checked By:	SG	21/08/2025	
Version Number:	7	Version Date:	July 2022
Authorised By:	Wayne Campton		

SUMMARY OF TESTING

Borehole Number	Sample Number	Depth (m)	Liquid Limit	Plastic Limit	Plasticity Index	Soil Classification Based on USCS Chart Below
HA01	Sample 1	0.50 - 1.00	60	25	35	CH

The chart below & soil classification terminology is taken from ASTM D2487-17^{e1} "Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)", April 2020, & is based on the classification scheme developed by A. Casagrande in the 1940's (Casagrande, A., 1948: Classification and identification of soil. Transactions of the American Society of Civil Engineers, v. 113, p. 901-930). The chart below & the soil classification given in the table above are included for your information only, and are not included in the IANZ endorsement for this report.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS) PLASTICITY (CASAGRANDE) CHART



■ **HA01 / Sample 1 / 0.50 - 1.00m**

CHART LEGEND

CL = CLAY, low plasticity ('lean' clay)
OL = ORGANIC CLAY or ORGANIC SILT, low liquid limit
ML = SILT, low liquid limit
CL - ML = SILTY CLAY
CH = CLAY, high plasticity ('fat' clay)
OH = ORGANIC CLAY or ORGANIC SILT, high liquid limit
MH = SILT, high liquid limit ('elastic silt')

Appendix D – Client Provided Drawings

N

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY

+21.2
21
22
23
24
25
26
27
28
29
30
31
35
36
21
22
23
24
25
26
27
27.4
28
29
30
31
32
33
34
35

New Manhole
LL 22.86

Manhole
LL 22.07

EXISTING PUBLIC SEWER
EXISTING PUBLIC SEWER

COVENANT DELINEATION X-Y
COVENANT DELINEATION Y
COVENANT DELINEATION W-X

AREA Y
Building permitted up to incline plane

AREA X
No build except retaining walls
& fences up to incline plane

AREA W

Existing driveway and
parking area

EXISTING HOUSE
Upper Floor Level 31.30

Existing driveway edge
Existing driveway edge

Reference line bearing 68° 32'
Sloping plane orientation

EXISTING 150Ø PUBLIC SEWER DRAIN

EXISTING RETAINING WALL
EXISTING RETAINING WALL

6 DP 78879
GL 35.23

Sloping plane @ 1 in 4 gradient along bearing 68° 32'
from RL 36.60 at this point

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING
EXISTING SITE PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

Spooner
architectural solutions

PO Box 10 KERIKERI 0245

e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

SCALE 1:100 @ A1

SHEET No. RC01

EXISTING SITE PLAN

1:100 SCALE @ A1

N

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY

+21.2
New SSMH
LL 21.30
New Manhole
LL 22.86
Timber slatted deck less than
1m. above ground
9,102
4,701
EXISTING PUBLIC SEWER
Manhole
LL 22.07
PROPOSED
ACCOMMODATION UNIT
FL 23.90
COVENANT DELINEATION Y
NEW 1500 PUBLIC SEWER DRAIN
COVENANT DELINEATION X-Y
AREA Y
Building permitted up to incline plane
18,889
Proposed pool and lower decks
EXISTING PUBLIC SEWER
AREA X
No build except retaining walls
& fences up to incline plane
Existing house outline (dot dashed).
Deck floor level 31.30
Landscape stairs on ground.
Timber slatted deck to upper level
linear hatched.
Patio on ground
6,032
Proposed Roof outline heavy dashed.
PROPOSED NEW HOUSE
Upper Floor Level 31.30
Lower Floor Level 28.30
Replacement driveway and
new parking area
6,264
2,598
COVENANT DELINEATION W-X
Reference line bearing 68° 32'
Sloping plane orientation
NEW RETAINING WALL
EXISTING RETAINING WALL
2,614
1,869
AREA W
6 DP 78879
GL 35.23
Sloping plane @ 1 in 4 gradient along bearing 68° 32'
from RL 36.60 at this point

21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

PROPOSED SITE PLAN

1:100 SCALE @ A1

PRELIMINARY

A	RESOURCE CONSENT	19/08/25

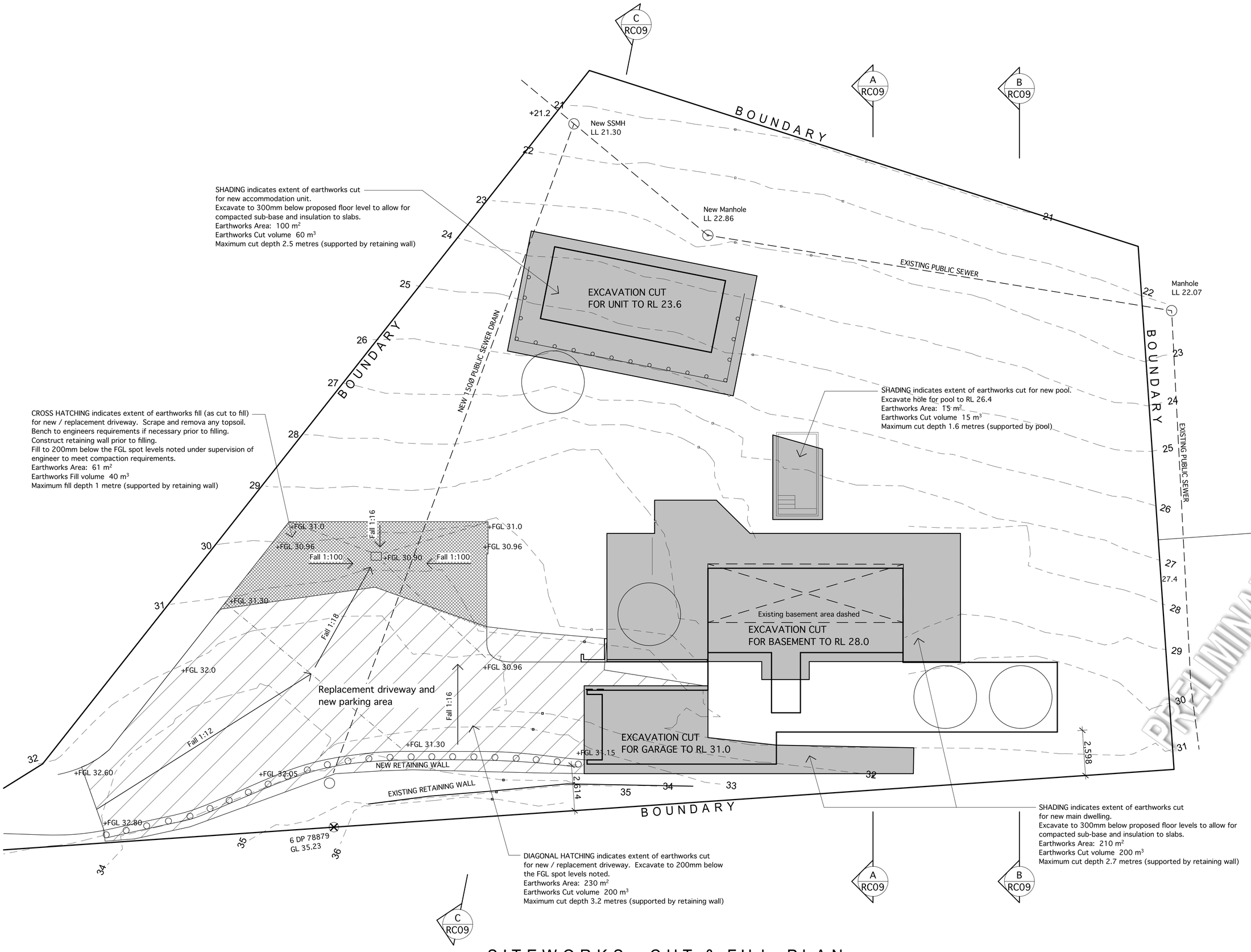
REVISIONS

DRAWING
PROPOSED SITE
PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

Spooner
architectural solutions
PO Box 10 KERIKERI 0245
e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:100 @ A1	RC02



LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

SITEWORKS CUT & FILL PLAN

1:100 SCALE @ A1

PRELIMINARY

A	RESOURCE CONSENT	19/08/25

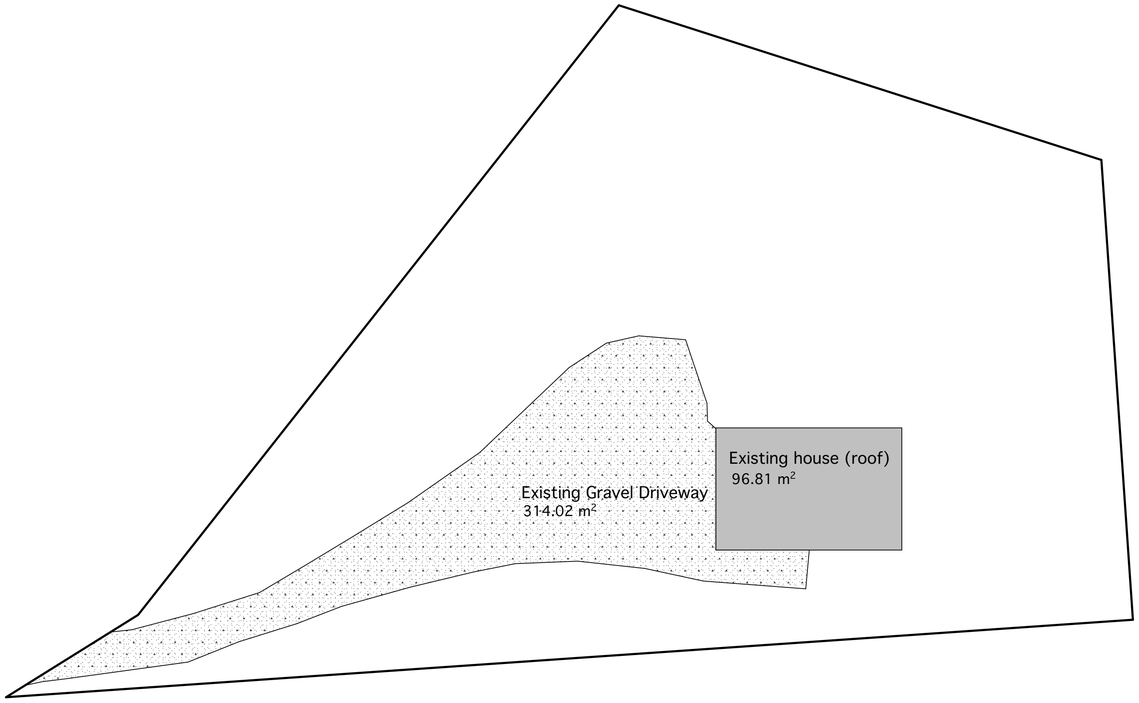
REVISIONS

DRAWING
SITEWORKS CUT &
FILL PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

Spooner architectural solutions
PO Box 10 KERIKERI 0245
e: paul@spoonersolutions.co.nz
p: (09) 407 3107 m: 027 289 1221

SCALE	SHEET No.
1:100 @ A1	RC03

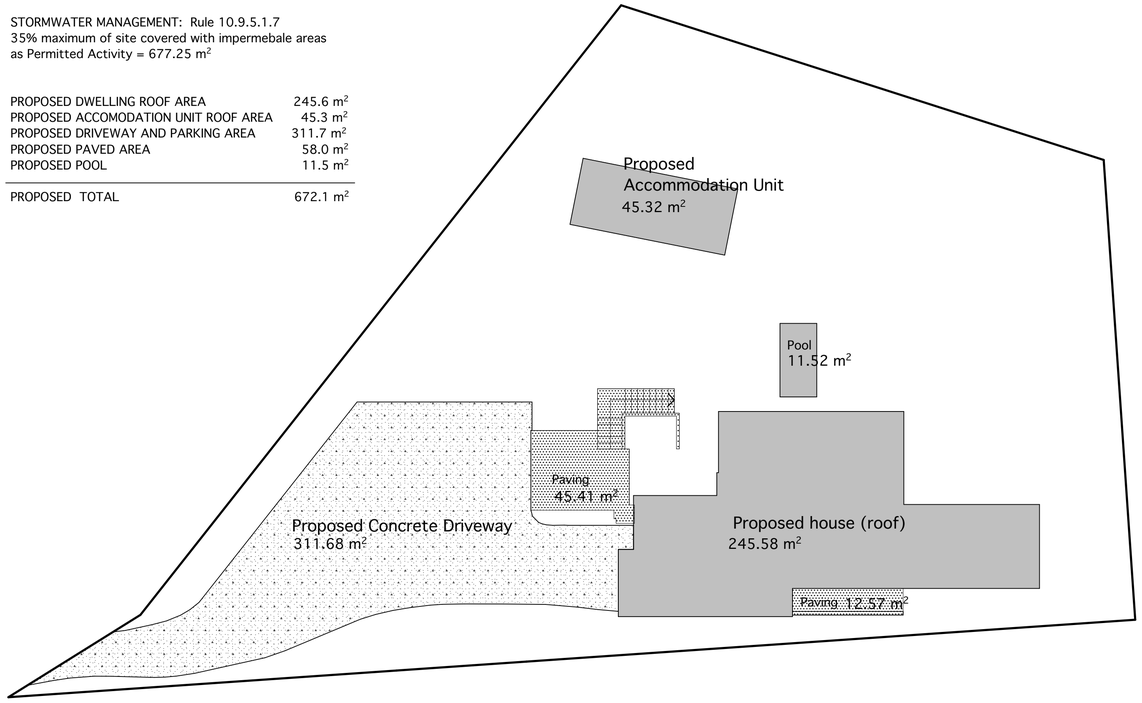


EXISTING IMPERMEABLE COVERAGE

1:200 SCALE @ A1

STORMWATER MANAGEMENT: Rule 10.9.5.1.7
35% maximum of site covered with impermebale areas
as Permitted Activity = 677.25 m²

PROPOSED DWELLING ROOF AREA	245.6 m²
PROPOSED ACCOMODATION UNIT ROOF AREA	45.3 m²
PROPOSED DRIVEWAY AND PARKING AREA	311.7 m²
PROPOSED PAVED AREA	58.0 m²
PROPOSED POOL	11.5 m²
PROPOSED TOTAL	672.1 m²

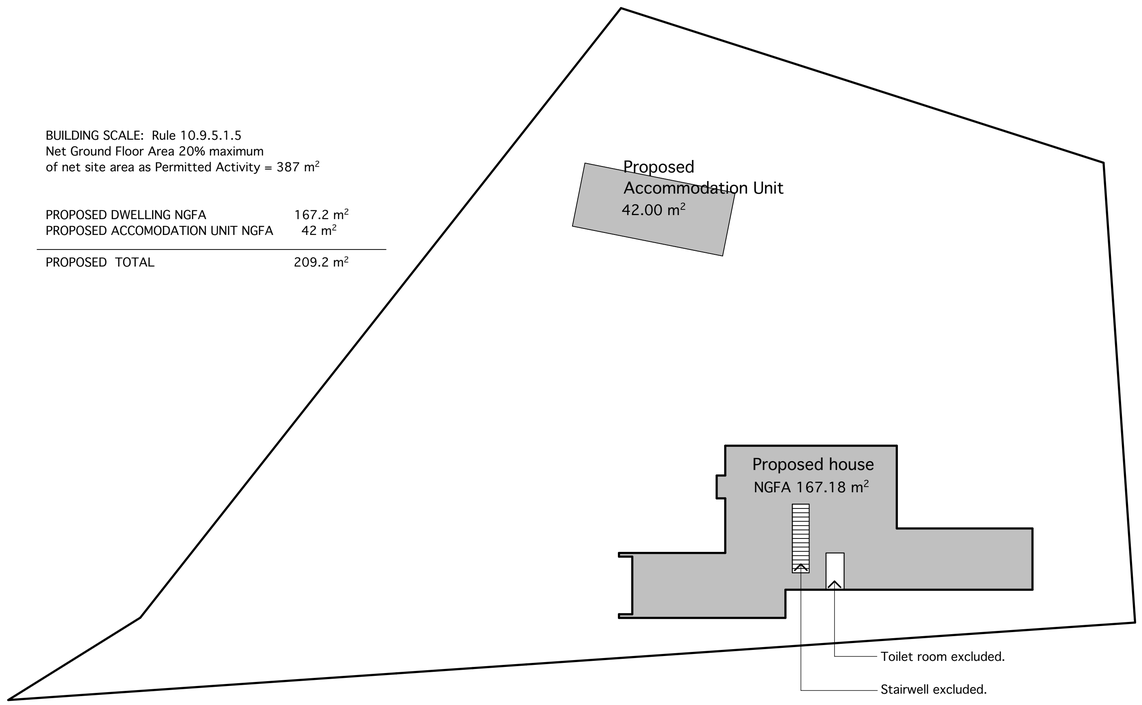


PROPOSED IMPERMEABLE COVERAGE

1:200 SCALE @ A1

BUILDING SCALE: Rule 10.9.5.1.5
Net Ground Floor Area 20% maximum
of net site area as Permitted Activity = 387 m²

PROPOSED DWELLING NGFA	167.2 m²
PROPOSED ACCOMODATION UNIT NGFA	42 m²
PROPOSED TOTAL	209.2 m²



NET GROUND FLOOR AREA

1:200 SCALE @ A1

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING
SITE COVERAGE
CALCULATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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SCALE	SHEET No.
1:200 @ A1	RC04

LEGAL DESCRIPTION:
Lot 16
DP 20248
Area: 1,935 m²

N

C RC09

A RC09

B RC09

BOUNDARY

+21.2

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

Manhole
LL 22.86

PROPOSED
ACCOMMODATION UNIT
FL 23.90

2.4m high retaining

Manhole
LL 22.07

BOUNDARY

BOUNDARY

COVENANT DELINEATION X-Y

COVENANT DELINEATION Y

AREA Y
Building permitted up to incline plane

AREA X
No build except retaining walls
& fences up to incline plane

11,423

Existing house outline (dashed)
Deck floor level 31.30

Patio height complies
under sloping plane area.
No balustrade

2,072

27.10

HIRTB LINE 1

HIRTB LINE 2

D RC09

FLOOR LEVEL TO MATCH
EXISTING DECK RL 31.30

Existing driveway edge

COVENANT DELINEATION W-X

Reference line bearing 68° 32'
Sloping plane orientation

EXISTING RETAINING WALL

AREA W

BOUNDARY

6 DP 78879
GL 35.23

Sloping plane @ 1 in 4 gradient along bearing 68° 32'
from RL 36.60 at this point

C RC09

A RC09

B RC09

PRELIMINARY

PROPOSED SITE / FLOOR PLAN

1:100 SCALE @ A1

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING
SITE / FLOOR PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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SCALE	SHEET No.
1:100 @ A1	RC05

N

Outline of pool & deck below

6,398 | 25 | 6,275 | 11,200

140 | 10,920 | 140

3,300 | 3,000 | 11,200 | 3,000

Landscape steps down to lower level

450 | 4,250 | 1,800 | 4,250 | 450

Balustrade

Verandah

Garden

Limit of any roof line

Balustrade

Art wall

2,380 | 2,000

140

1,945

Patio
FL 30.960

Afternoon sun Deck
FL 31.300

Step

Step

Living

Fire / TV

Jetmaster 1050

Ridge line

Dining

1.0m high Balustrade

Morning sun Deck
FL 31.300

Roof line above

3,660 | 5,380

5,100

7,000

7,400

1,340

Hedge

shower

BBQ

Bar

3.5x1.0m island

Sinks

DW

Kitchen

Entry
FL 31.30

Stove

Fridge

Study

Bedroom 1

Ensuite

1.2m high pool fence

140 | 2,030 | 90 | 1,600 | 140

1,620 | 1,620 | 140

stairs down

Scullery / Laundry

books

Ridge line

Dressing

Garage

4,240 | 3,860 | 240

4,000

140 | 9,720 | 140 | 6,030 | 90 | 1,010 | 90 | 2,370 | 90 | 4,420 | 90 | 1,800 | 140

870 | 10,000 | 7,130 | 9,000

Boundary

28

29

30

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING
FIRST FLOOR PLAN

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

FIRST FLOOR PLAN
1:50 SCALE @ A1
FLOOR AREA: 175 m²

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SCALE 1:50 @ A1 | SHEET No. RC06

N

25

26

27

28

Plungee Pool

Pool fence stops here both sides

280 | 3,560 | 90 | 3,390 | 90 | 3,650 | 140

+FGL 28.0

1.2m high pool fence

Landscape steps up

Deck outline above

1.2m high pool fence

Deck

FL 28.30

2,000

140

140

Bedroom 2

Bedroom 2

wr

4,420

2.7m stud height

FL 28.30

wr

stairs up

Deck outline above

Masonry foundation / retaining wall

Building outline above

Boundary

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING

LOWER FLOOR PLAN

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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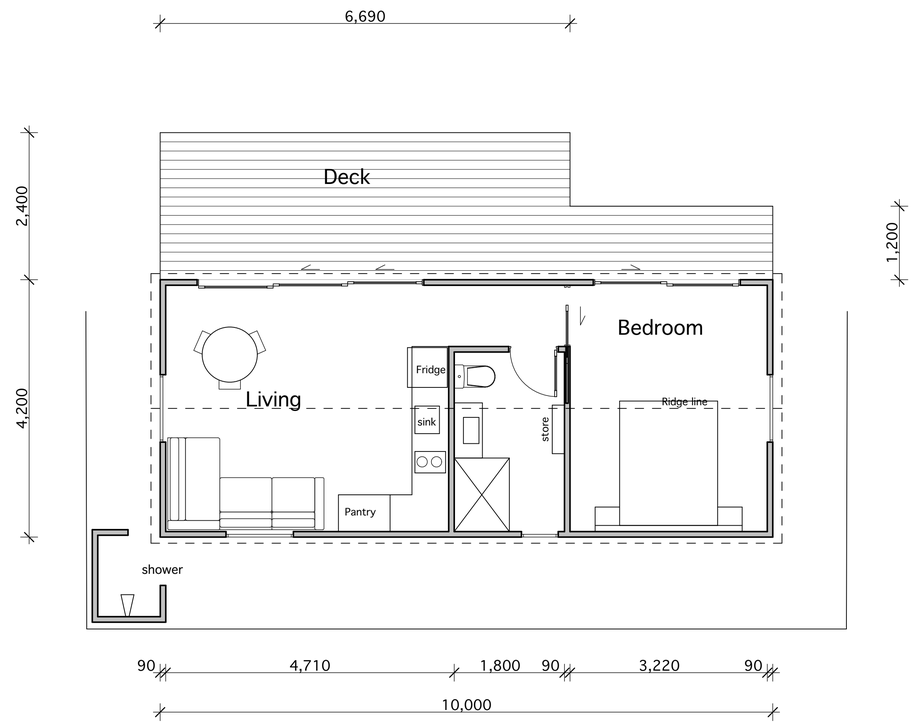
SCALE	SHEET No.
1:50 @ A1	RC07

LOWER FLOOR PLAN

1:50 SCALE @ A1

FLOOR AREA: 54 m²



ACCOMODATION UNIT FLOOR PLAN

1:50 SCALE @ A1

FLOOR AREA: 42 m²

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING

ACCOMMODATION
UNIT FLOOR PLAN

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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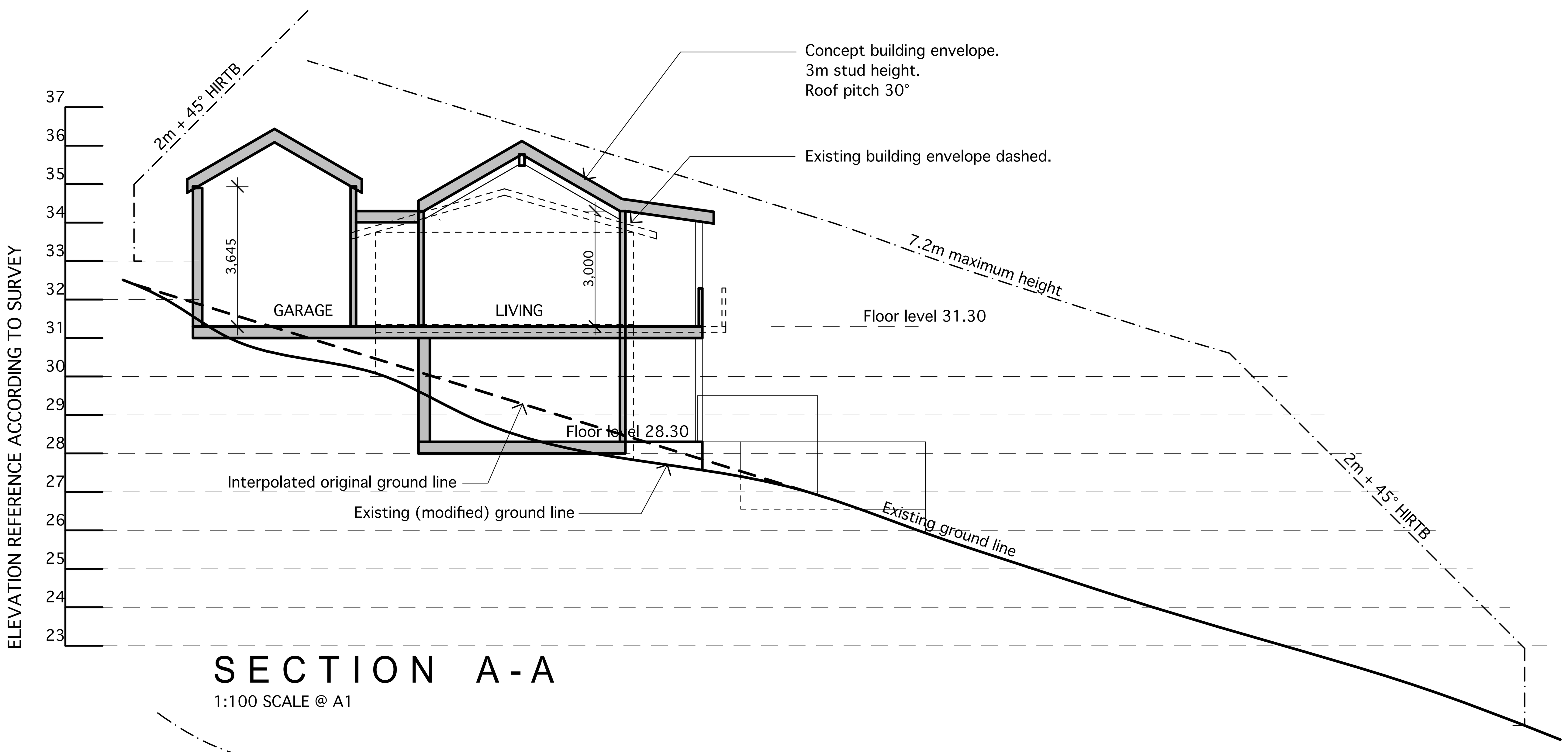
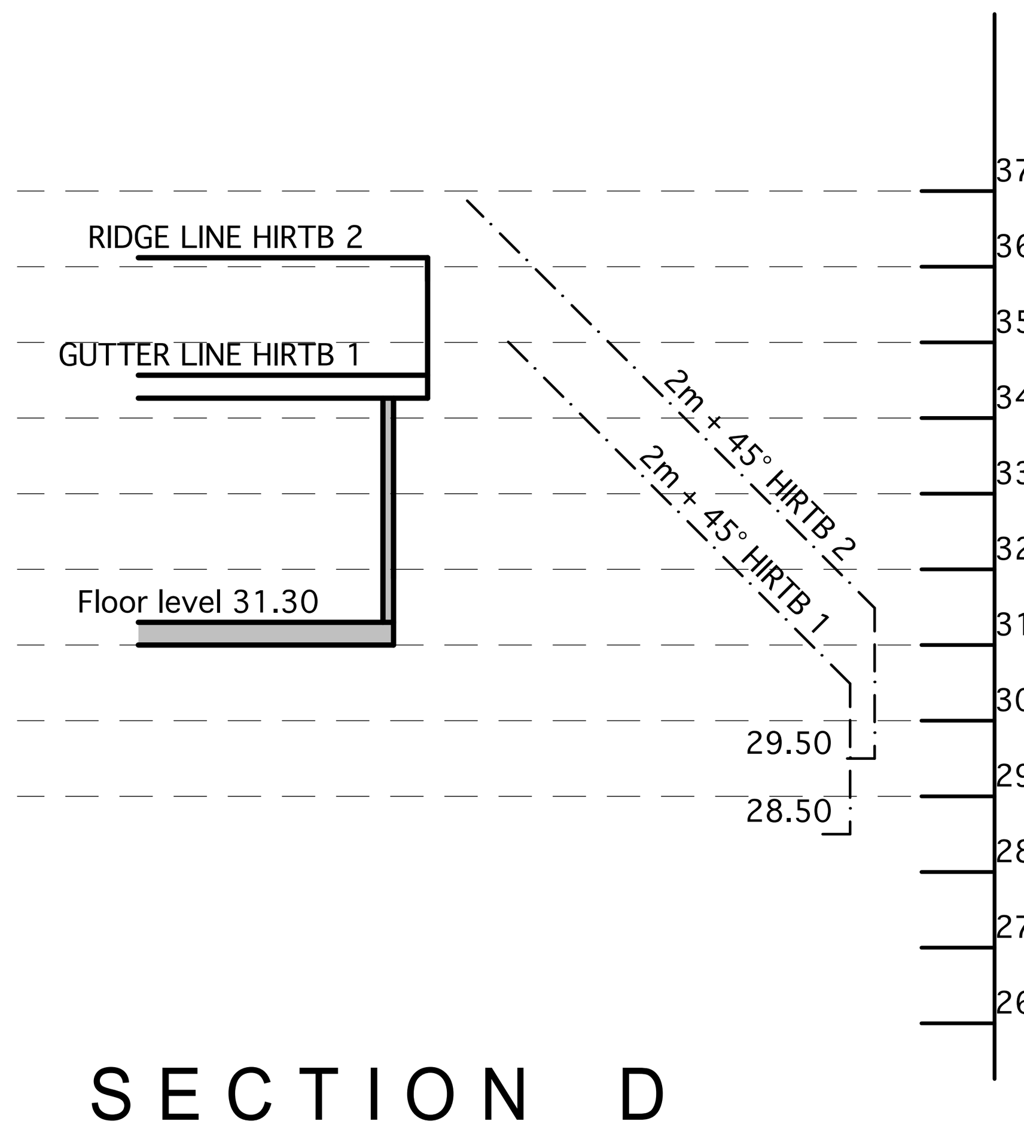
SCALE 1:50 @ A1

SHEET No. RC08



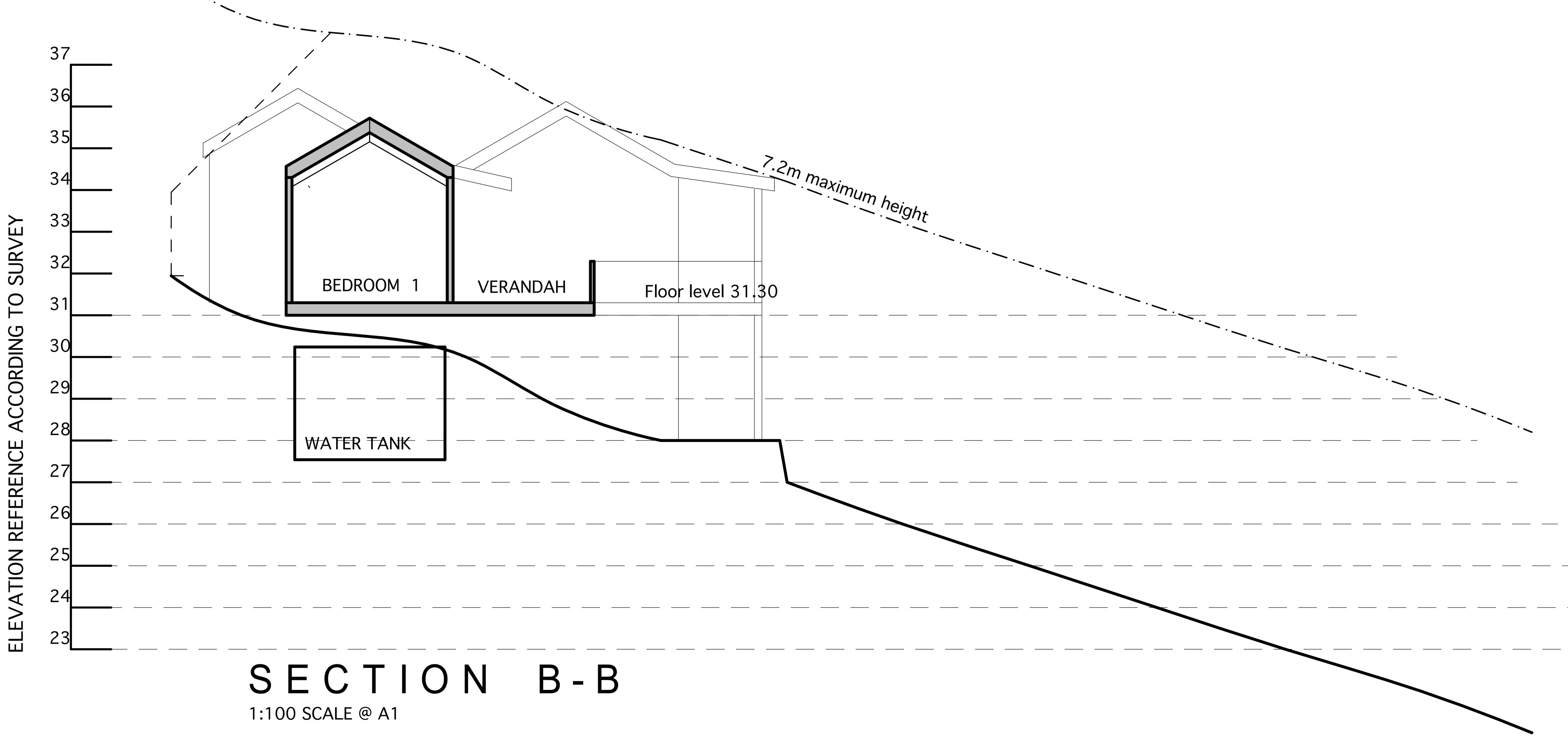
SECTION A-A

1:100 SCALE @ A1



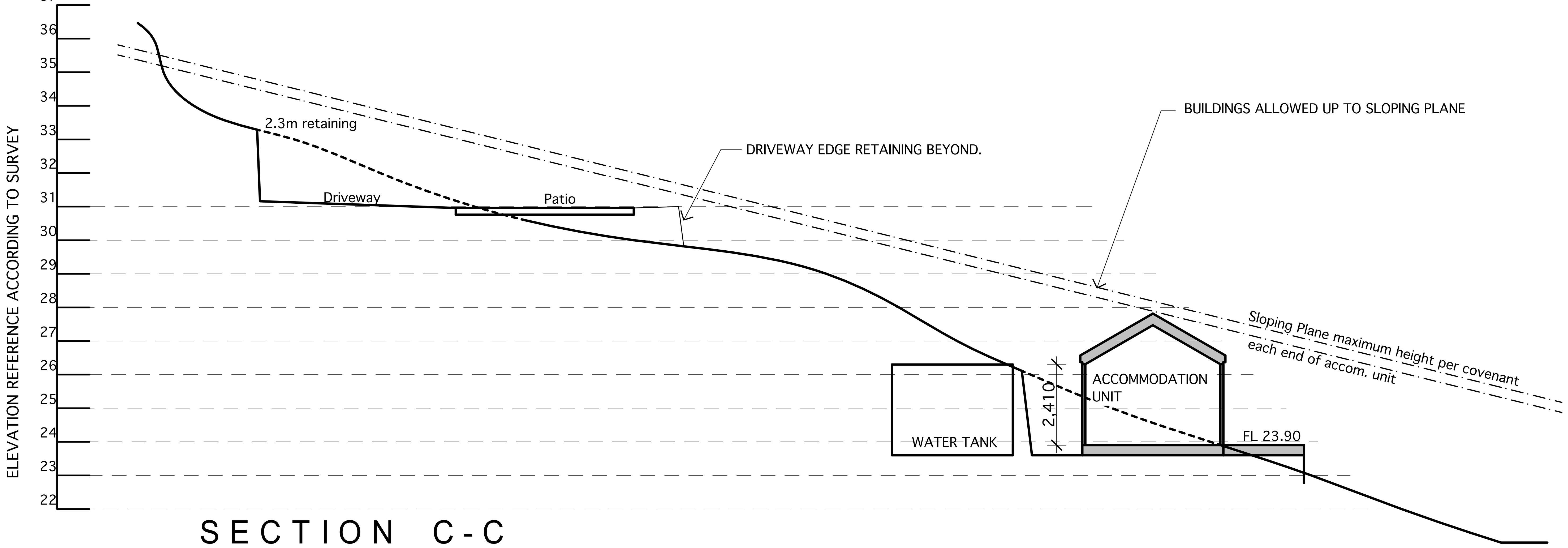
SECTION D

1:100 SCALE @ A1



SECTION B-B

1:100 SCALE @ A1



SECTION C-C

1:100 SCALE @ A1

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING

SECTIONS

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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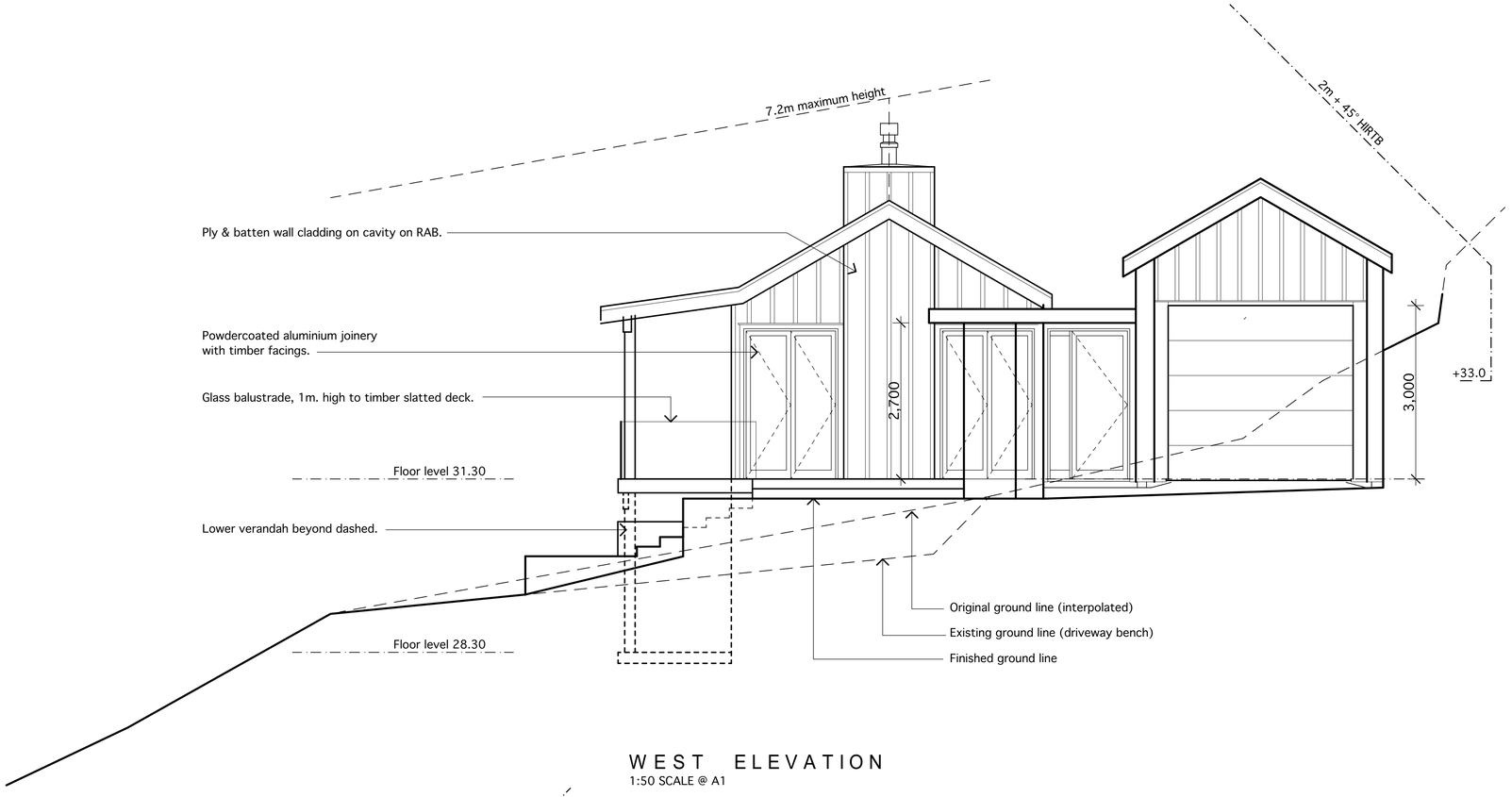
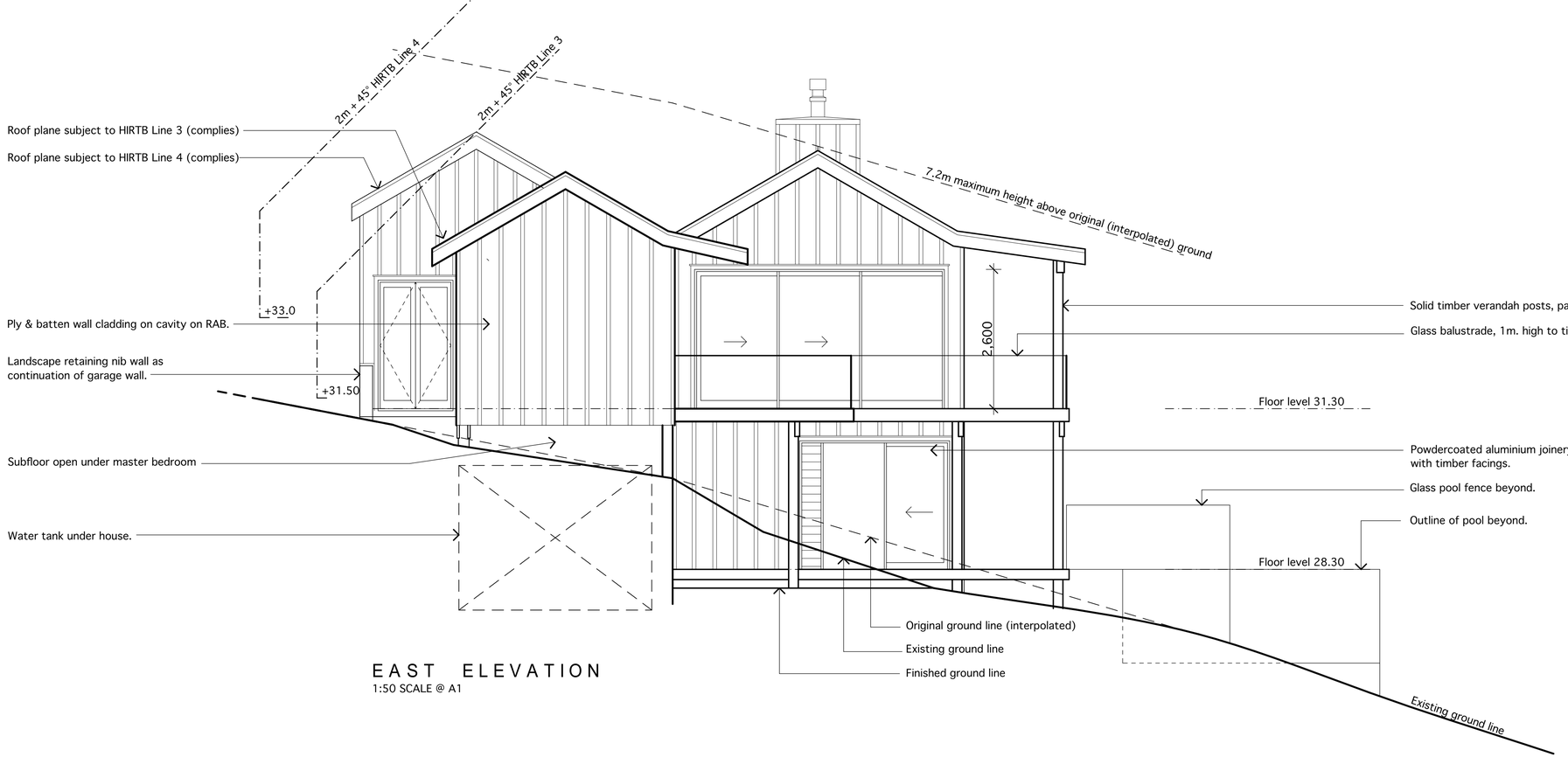
SCALE	SHEET No.
1:100 @ A1	RC09



WEST ELEVATION

1:50 SCALE @ A1



EAST ELEVATION

1:50 SCALE @ A1

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING

HOUSE ELEVATIONS

JOB

PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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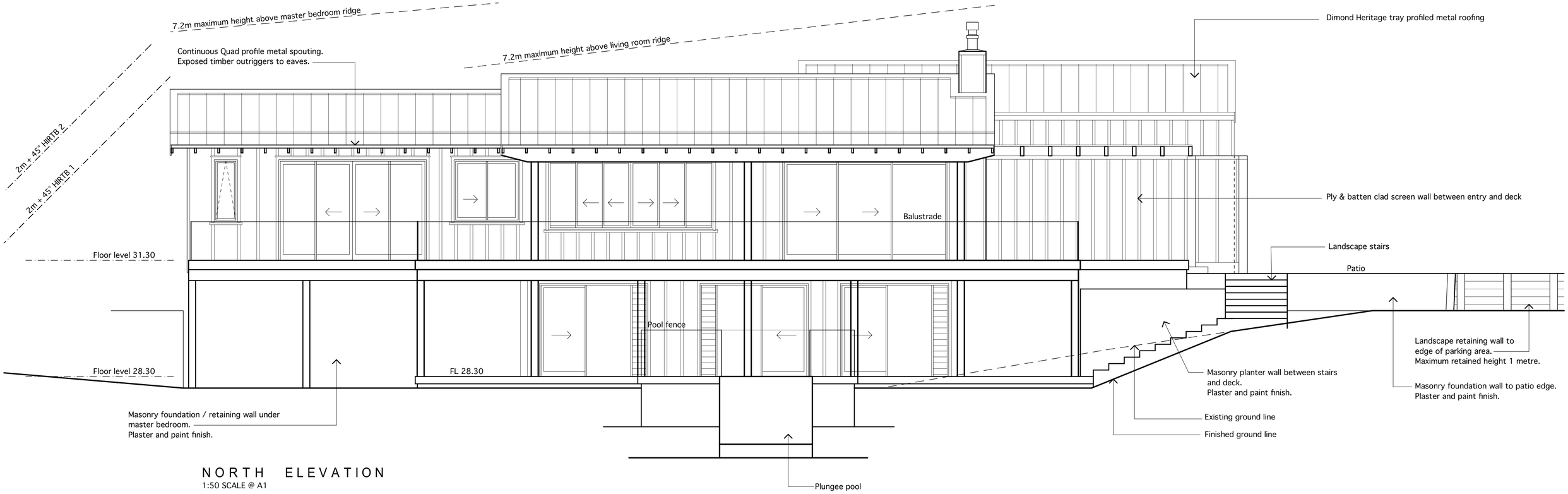
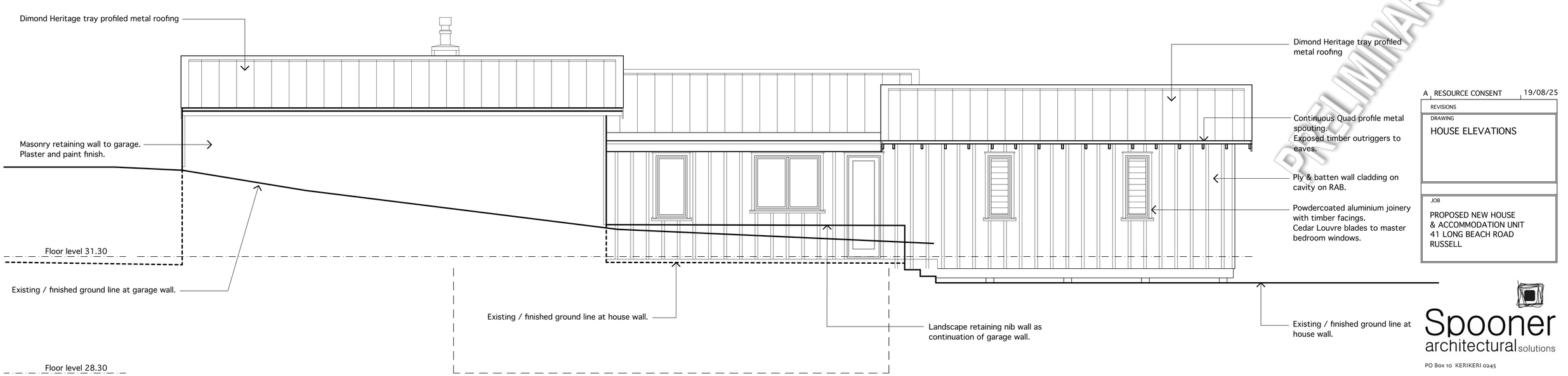
SCALE

SHEET No.

RC10



NORTH ELEVATION
1:50 SCALE @ A1



SOUTH ELEVATION
1:50 SCALE @ A1

PRELIMINARY

A	RESOURCE CONSENT	19/08/25

REVISIONS

DRAWING
HOUSE ELEVATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
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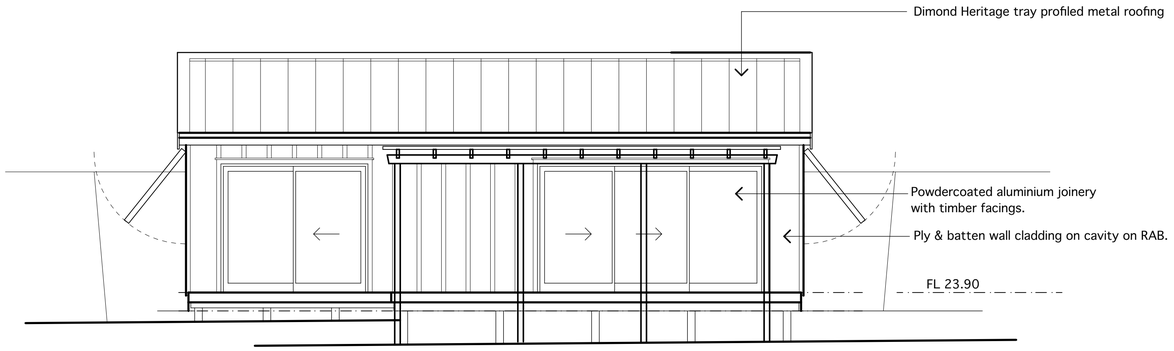
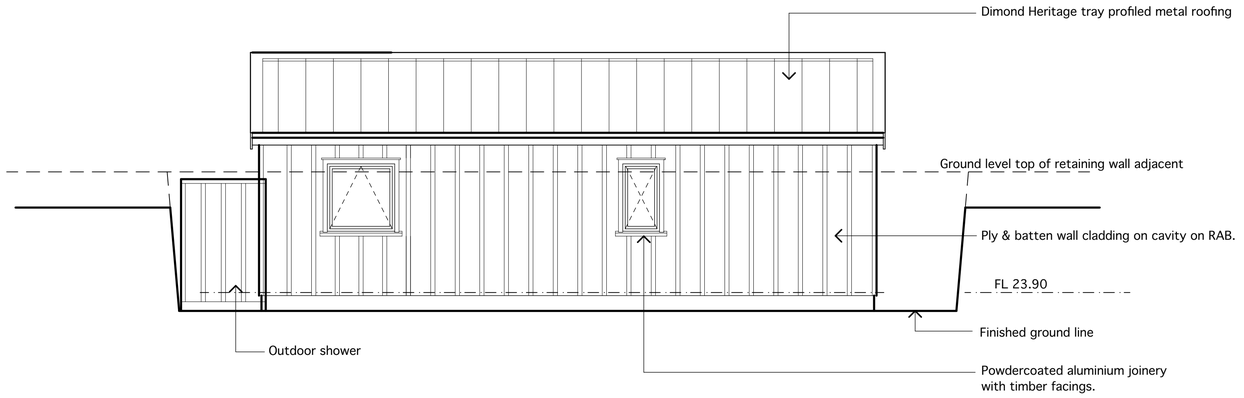
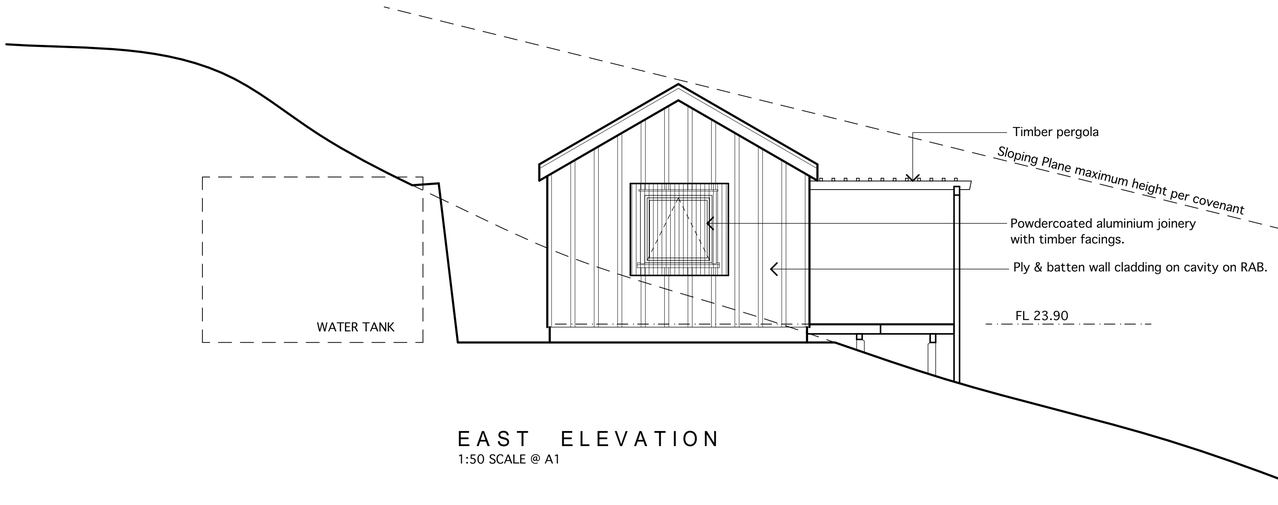
SCALE	SHEET No.
	RC11



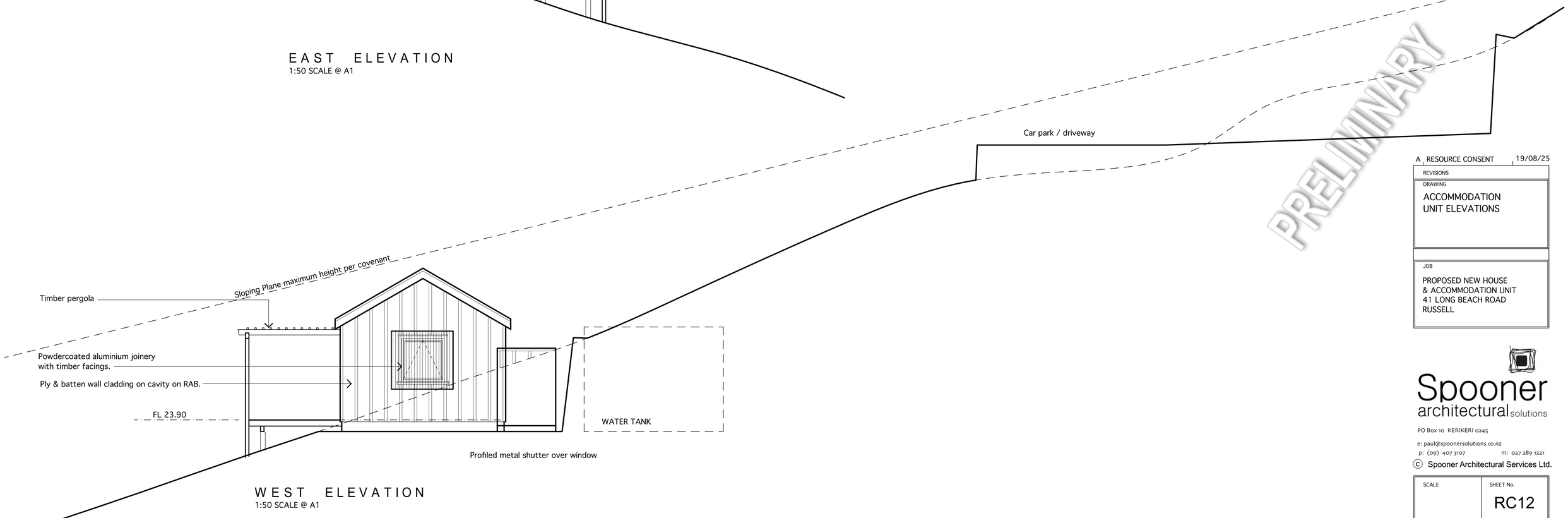
NORTH ELEVATION
1:50 SCALE @ A1



SOUTH ELEVATION
1:50 SCALE @ A1



EAST ELEVATION
1:50 SCALE @ A1



WEST ELEVATION
1:50 SCALE @ A1

PRELIMINARY

A RESOURCE CONSENT 19/08/25

REVISIONS

DRAWING
ACCOMMODATION
UNIT ELEVATIONS

JOB
PROPOSED NEW HOUSE
& ACCOMMODATION UNIT
41 LONG BEACH ROAD
RUSSELL

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SCALE

SHEET No.
RC12

Appendix E – PS4 Advisory Note

IMPORTANT ADVISORY NOTE

PRODUCER STATEMENT – CONSTRUCTION REVIEW (PS4)

The Building Consent Authority (BCA) frequently requires Producer Statements–Construction Review (PS4) to be submitted to the BCA in order for a Code of Compliance Certificate (CCC) to be issued. A PS4 is usually required for each specialist area. The requirement for a consultant to issue a PS4 related to their area of work will appear as a condition in the Building Consent documents.

It is the consent holder's responsibility to notify Haigh Workman Limited for geotechnical construction monitoring and testing required for subsequent issue of a PS4. An initial inspection of stripped or excavated ground must take place before any fill or blinding concrete is placed. Retrospective site monitoring of completed or partially completed geotechnical work is not possible and a PS4 will not be issued without all the required observations.

In order to secure our construction monitoring services and avoid delays on site, Haigh Workman Limited require at least 24 hours' notice prior to the time the site visit is required. Construction monitoring is limited to items that have been recommended, designed and detailed by Haigh Workman Limited. We are unable to inspect non-consented or unauthorised work. Haigh Workman Limited do not carry out construction monitoring or issue PS4's for work that has been recommended, designed or detailed by other consultants without prior approval from Haigh Workman Limited. Haigh Workman Limited will not issue a PS4 where construction monitoring and/or testing have been carried out by any other consultant. The PS4 must be sought from the consultant who carried out those inspections.

The full Building Consent, with stamped plans with consent numbers (or a legible copy of the same) including all amendments, shall be made available to us during inspections. We will not commence construction monitoring until the documentation is available or provided to us prior to our site visit.

Unless stated otherwise in our terms of engagement, the fees associated with construction monitoring and the issue of PS4's are separate from any work carried out prior to commencement of construction. We are able to provide a fee estimate for this work if required. We cannot provide a fixed quote because the quantum of work required frequently depends on the construction program and the performance of others. These things are not known to us in advance of construction. Our normal terms of trade require payment of fees monthly during the inspection period and full settlement prior to release of any PS4.