



**6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)**

Name/s: As per applicant.

Property Address/  
Location

**7. Application Site Details:**

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

Site Address/  
Location: 28 & 30 Florance Avenue, Russell

Legal Description: Lots 1 & 2 DP 42466 Val Number: 00411-48000

Certificate of Title: NA1541/5  
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.**

Please phone applicants / owners to arrange a site visit.

**8. Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed Subdivision in the Russell Township Zone to create one additional Record of Title. Each lot contains an existing residential dwelling. The proposed subdivision also results in a sunlight rule infringement. Existing impermeable surface coverage on each lot exceeds permitted activity standard.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

**9. Would you like to request Public Notification**

~~Yes~~/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known)
- National Environmental Standard consent
- Regional Council Consent (ref # if known)
- Other (please specify)

11. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)  yes  no  don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).  yes  no  don't know

- Subdividing land
- Disturbing, removing or sampling soil
- Changing the use of a piece of land
- Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Please attach your AEE to this application.

13. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write all names in full) \_\_\_\_\_

Email: \_\_\_\_\_

Postal Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Russell \_\_\_\_\_  
 \_\_\_\_\_ Post Code: \_\_\_\_\_

Phone Numbers: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**Fees Information:** An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20<sup>th</sup> of the month following invoice date. You may also be required to make additional payments if your application requires notification.

**Declaration concerning Payment of Fees:** I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: \_\_\_\_\_ (please print)

Signature: \_\_\_\_\_ (signature mandatory) Date: \_\_\_\_\_

## 14. Important Information:

### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

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

Name:  (please print)

Signature:  (signature)

Date: 21 March 2024

(A signature is not required if the application is made by electronic means)

### Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

*Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.*

**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**

# Robyn Gilhooly & John McClenaghan

## Proposed Subdivision, Including Sunlight and Stormwater Management Infringements 28 & 30 Florance Avenue, Russell

Williams & King, Kerikeri<sup>1</sup>  
18 March 2024

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<sup>1</sup> Williams & King - a Division of Survey & Planning Solutions (2010) Ltd  
Surveyors, Planners, Resource Managers - Kerikeri and Kaitia  
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

## 1.0 Overview

Robyn Gilhooly and John McClenaghan own two adjacent parcels of land which are held in one Record of Title, located at 28 & 30 Florance Avenue, in Russell. The application sites are legally described as Lots 1 and 2 DP 42466 and are held in the Record of Title NA1541/5, comprising 2023m<sup>2</sup> of land.

As each of Lots 1 and 2 DP 42466 contains an existing residential dwelling, the applicants are seeking resource consent to subdivide their property to create a separate Record of Title for each of those existing dwellings. Proposed Lots 1 and 2 are to have gross areas of 1320m<sup>2</sup> and 695m<sup>2</sup> respectively. Lot 1 will retain the existing vehicle crossing and driveway, while a new vehicle crossing will be formed to serve Lot 2.

The subject site is zoned Russell Township in the Operative Far North District Plan, and the proposed subdivision and resultant proportion of impermeable surfaces over each of Lots 1 and 2 has been assessed as a non-complying activity overall. Land use consent is also required for a minor sunlight (height in relation to boundary) infringement arising from the proposed subdivision.

Under the Proposed Far North District Plan, the site is also zoned Kororāreka Russell Township and the proposed activity would have a non-complying activity status. Rules with immediate legal effect can be complied with by way of advice notes and consent conditions.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

## 2.0 Description of Proposal

### 2.1 Proposed Subdivision

The overarching purpose of the proposal is to enable the creation of one additional Record of Title, allowing a separate Record of Title for each of the two existing residential dwellings. As the built development on the site is existing, and supports existing land use activities, there will be no detriment to the natural or physical resources on the site and surrounding environment.

The proposed subdivision creates Lots 1 and 2 as follows.

Lot Number	Gross Area (Subject to Final Survey)	Existing Use
Lot 1	1,320m <sup>2</sup>	Existing dwelling and attached garage.
Lot 2	695m <sup>2</sup>	Existing dwelling and garage.

Figure 1: Summary of lot sizes and existing and proposed land use.

The Scheme Plan is attached in **Appendix 1** and in **Figure 2**. All areas and dimensions are subject to final survey.

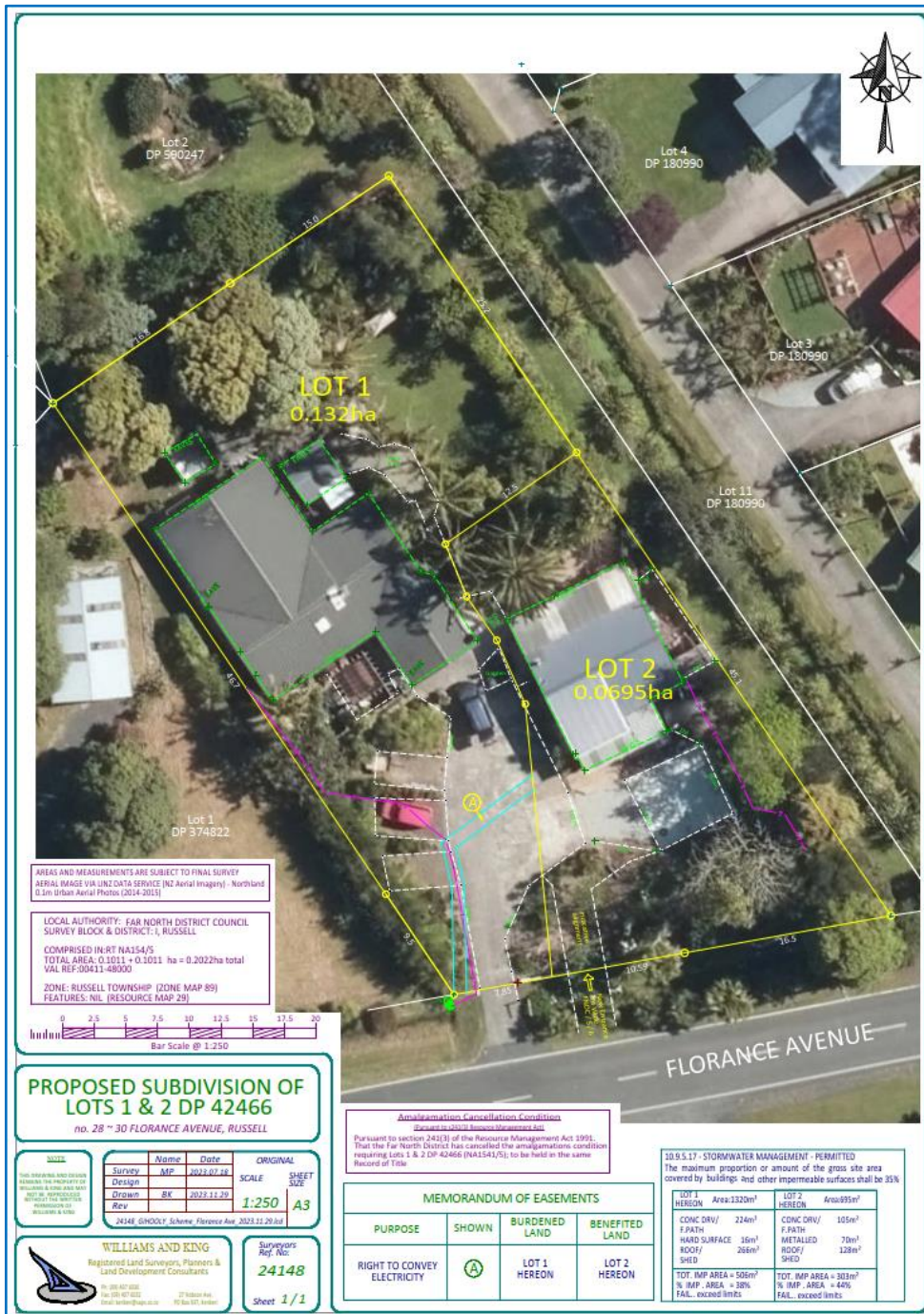


Figure 2: Scheme Plan of Proposed Subdivision.

## 2.2 Vehicle Access

Lots 1 will retain the existing vehicle crossing off Florance Avenue. The existing driveway and parking areas (both within the internal garage and outdoors, to the west of the driveway) will be served by this existing crossing. Refer to **Photographs 1** and **2**.



*Photograph 1: Existing entrance – to be retained by Lot 1.*



*Photograph 2: Existing driveway and parking areas on Lot 1.*

A new vehicle crossing will be formed to access Lot 2, in the approximate location shown on the Scheme Plan. This will access the existing concrete parking area to the south of the existing dwelling. Refer to **Photograph 3**.



*Photograph 3: Existing concrete parking area on Lot 2.*



## 2.3 Wastewater and Stormwater Management

The existing dwellings are connected to the Russell Sewerage Scheme. Review of Council's Property File revealed the building consent for connection of these two dwellings to the Scheme (BC-2010-1515-0). It appears that the house on Lot 2 has a 110mm connection to the Council's sewer, whereas the dwelling on Lot 1 has an effluent pump discharging via a 1 inch high pressure line into a junction of the 110mm pipe. A drainlayer has confirmed this understanding, noting "this site has an existing septic tank with a pump chamber to deliver waste to the sewerage network via the existing gravity connection that services both properties". Consultation with the Development Engineer – Far North Waters Alliance confirmed that the existing 110mm connection to the Council's sewer for the dwelling on Lot 2 is acceptable, and that the dwelling on Lot 1 will require a separate connection to the Council networks. This could be via the existing low-pressure line, but would need to discharge into a manhole. Alternatively, a gravity connection would need to be installed". Refer to **Appendix 2**.

Existing impermeable surface coverage on each lot amounts to 506m<sup>2</sup> or 44% on Lot 1 (made up of roof area and concrete driveway), while on Lot 2 there is 303m<sup>2</sup> or 41% (made up on roof area and concrete and metalled driveway / paths). The percentage of impermeable surface coverage on each lot exceeds the permitted activity standard.

A Stormwater Management Report prepared by Wilton Joubert Limited Consulting Engineers is attached in **Appendix 3**. This makes a number of recommendations to mitigate the likely effects of stormwater runoff arising from the proposed subdivision to a suitable level. Recommendations are summarised below (specific design details and calculations are provided in **Appendix 3**), and can be included as conditions of subdivision consent.

- Lot 1 – flow attenuation orifices are to be fitted to the existing concrete rainwater tanks' overflow outlet to provide a detention volume in the upper section of the existing tank. This will require drilling into the side of the existing tank – care should be taken to maintain the tank's integrity. (The alternative will be to reroute the existing concrete rainwater tanks overflow outlet drainage line to drain to a new 3,000L detention tank). The outlet orifices and overflow outlet specifications, as well as discharge point parameters are described in the Stormwater Management Report).
- Lot 2 – fit flow attenuation orifices into the existing water tank to provide a detention volume in its upper section. Again, the outlet orifices and overflow outlet specifications, as well as discharge point parameters are described in the Stormwater Management Report.
- Lot 2 – shape new impermeable areas for proposed accessway to direct stormwater runoff towards lower lying grassed areas or drains, away from structures. Fit any catchpits with sumps to reduce pollutants.

## 2.4 Earthworks

Minor earthworks will be required to construct the new vehicle crossing and driveway alignment to reach the existing parking area. Given the level nature of the ground, only minor excavation will be required within the property boundary to prepare the ground for the driveway basecourse, amounting to an estimated depth of 300mm over an area of approximately 33m<sup>2</sup> and totaling approximately 11m<sup>3</sup>.

## 2.5 Sunlight (Height in Relation to Boundary) Infringement

A small portion of the existing dwelling on Lot 2 will infringe the permitted activity sunlight standard in relation to the proposed new boundary between Lots 1 and 2. The infringing area is demonstrated in **Figure 3**.



Figure 3: Diagram showing extent of permitted activity sunlight rule infringement.

## 3.0 Application Site Details and Description

### 3.1 Location

The subject site is located at 28 & 30 Florance Avenue, in Russell. The property has direct frontage to Florance Avenue along its southern boundary, and is located approximately 250m north east of the intersection between Hope Avenue and Florance Avenue. Refer to the maps in **Figures 4** and **5**.



Figure 4: Location Map

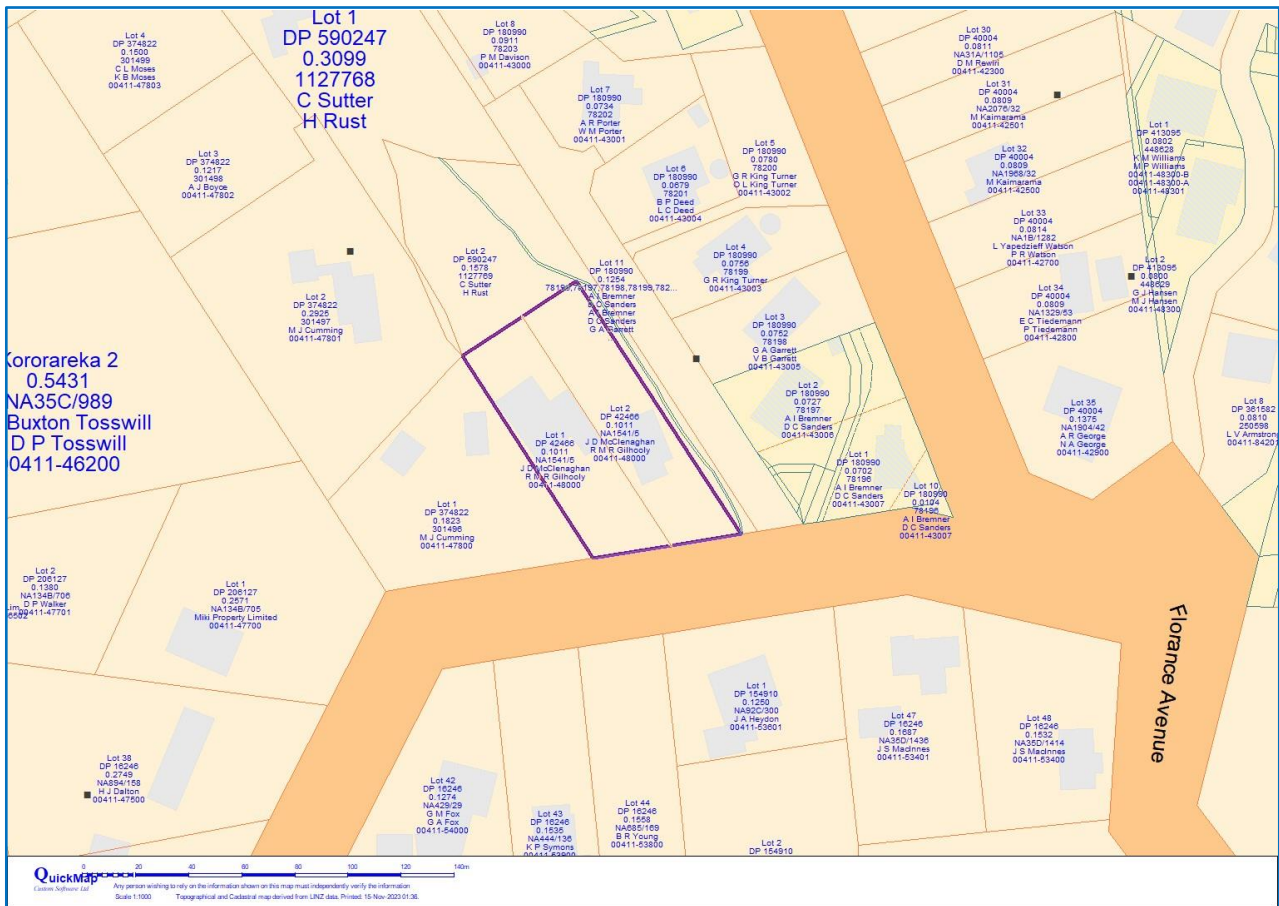


Figure 5: Cadastral Map

### 3.2 Legal Details

The subject land is legally described as Lots 1 and 2 DP 42466 and held in Record of Title NA1541/5, comprising 2023m<sup>2</sup> more or less in area – refer to **Appendix 4**. There are no relevant interests / encumbrances listed on the Record of Title.

### 3.3 Site Conditions

The subject site is developed with two existing dwellings and attached deck and outdoor living areas, a shared concrete driveway, concrete and metalled parking areas, paved and concrete pathways, and landscaped gardens and lawns. Various fencing is in place.

The buildings are accessed via a concrete crossing on the northern side of Florance Avenue, approximately 80m west of its intersection with Pomare Road. Despite the shared vehicle access, each dwelling has its own parking area, as well as private outdoor living areas, which are exclusive to each dwelling.

Refer to **Photographs 4 – 6**.



*Photograph 4: Private outdoor lawn on Lot 1. Other outdoor living areas are available to the north and south of the existing dwelling.*



*Photograph 5: Existing dwelling on Lot 2.*



*Photograph 6: Private outdoor deck on Lot 2. Other outdoor areas are available to the east of the dwelling and in the lawn to the south of the parking area.*

### **3.4 Character of the Site and Surrounding Environment**

The character of the subject land and its surrounding environment is based on the existing predominantly residential pattern of built development within an overall coastal setting.

### 3.5 Recorded Natural Features

The subject site is within the coastal environment but does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area mapping.

Together with the whole of the Russell Peninsula, the site is mapped as being located within a 'high density' kiwi habitat (indicated by five or more kiwi calls per hour) in Far North Maps "Species Distribution (DoC)" Map.<sup>2</sup>

The mapping related to kiwi habitat and Protected Natural Areas are non-statutory documents.

## 4.0 District Plan Assessment

### 4.1 Far North District Operative District Plan

The application site is zoned Russell Township and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

#### 4.1.1 Russell Township Zone

Existing built development is present on both lots. This, along with future proposed development on Lot 1, is assessed against the relevant Russell Township zone standards below.

Rule	Discussion	Compliance
<b>10.9.5.1 PERMITTED ACTIVITIES</b>		
10.9.5.2 Residential Intensity	Following the subdivision, residential intensity will not exceed a single residential unit for a single household on each lot.	Complies
10.9.5.1.5 Building Scale	The net ground floor area of existing buildings on each lot does not exceed 20%.	Complies
10.9.5.1.6 Sunlight	The relationship between the dwelling on Lot 2 and the proposed boundary does not achieve the permitted activity sunlight standard.	Does not comply

<sup>2</sup> A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

10.9.5.1.7 Stormwater Management	Existing impermeable surface coverage on both lots exceeds the permitted activity standard (35%).	Does not comply
10.9.5.1.8 Setback from Boundaries	No issues in terms of the proposed new boundaries to be created by the subdivision.	Complies
<b>10.9.5.2 RESTRICTED DISCRETIONARY ACTIVITIES</b>		
10.9.5.2.5 Sunlight	The dwelling on Lot 2 complies with this standard (no building shall project beyond a 45 degree recession plan measured inwards from any point 3m vertically above ground level on any site boundary).	Complies
10.9.5.2.9 Stormwater Management	40% allowed. Lot 2 marginally exceeds this.	Does not comply.
<b>10.9.5.3 DISCRETIONARY ACTIVITIES</b>		
10.9.5.3 Discretionary activities	Discretionary activity status met.	Complies

#### 4.1.2 Natural & Physical Resources

Rule	Discussion	Compliance
<b>12.3 SOILS AND MINERALS</b>		
12.3.6.1.3 Excavation and/or filling .... In the ... Russell Township Zones	Earthworks to prepare the new driveway will be very minor and well within the permitted activity standard.	Complies

#### 4.1.3 Subdivision

Rule	Discussion	Compliance
<b>13.6 GENERAL RULES</b>		
13.6.5 Legal Frontage	Each lot has a direct frontage to Florance Avenue.	Complies
13.6.8 Subdivision Consent Before Work Commences	No earthworks or vegetation clearance are required.	Complies
13.6.12 Suitability for Proposed Land Use	Each lot has an existing land use.	Complies.
<b>13.7 CONTROLLED ACTIVITIES</b>		
13.7.2.1 Minimum Area for Vacant New Lots .....	Lot 1 contains a minimum area of 1,000m <sup>2</sup> and complies. The area of Lot 2 does not comply.	Does not comply
13.7.2.2 Allotment Dimensions	Lots 1 and 2 include a dimension of 14 x 14m, plus 1.2m boundary . 3m road setbacks.	Complies
<b>13.9 DISCRETIONARY ACTIVITIES</b>		
13.9.1 Discretionary (Subdivision) Activities	Lot 2 contains an area of less than 800m <sup>2</sup> .	Does not comply
<b>13.11 NON-COMPLYING ACTIVITIES</b>		
13.11 Non-Complying (Subdivision) Activities	The subdivision is a non-complying activity.	Complies

## 4.1.4 Financial Contributions

The proposal has no implications in terms of Chapter 14.

## 4.1.5 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic. Existing car parking spaces are retained on each lot.

Rule	Discussion	Compliance
<b>15.1.6C.1 PERMITTED ACTIVITIES</b>		
15.1.6C.1.1 Private Accessway in all Zones	No increase in household equivalents. New access to Lot 2 will be formed to a 3m wide carriageway width, appropriate gradient available to comply with (a). Access serves less than 8 household equivalents and nine sites as per (c) and (d). The new access will not be onto the road types listed in (e), or otherwise meets the required setbacks.	Complies
15.1.6C.1.3 Passing Bays on Private Accessways in all Zones	Shared access not proposed – passing not required.	Complies
15.1.6C.1.5 Vehicle crossing standards in ... Coastal Zones	New Vehicle crossing to Lot 2 to be formed to meet FNDC Engineering Standards and will be surfaced with permanent impermeable surfacing for the first 5m or up to the property boundary.	Complies
15.1.6C.1.7 General Access Standards	Each access will serve less than 4 car parking spaces. Stormwater management will be incorporated into the new access design and surplus areas will be grassed or landscaped.	Complies
15.1.6C.1.8 Frontage to Existing Roads	Florance Avenue is of sufficient legal and carriageway width. No apparent encroachments.	Complies

## 4.1.6 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a non-complying activity. The relevant considerations specified in Sections 104, 104B, 104D and 106 of the Resource Management Act 1991 are addressed in Sections 5 and 6 of this Report.

## 4.2 Far North Proposed District Plan

The application site is zoned Kororāreka Russell Township in the Far North Proposed District Plan, with a coastal overlay. Areas of coastal flood (Zones 1, 2 and 3) are mapped over the property. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

#### 4.2.1 Area-Specific Matters - Kororāreka Russell Township

Rule	Discussion	Compliance
KRT-R2 Impermeable Surface Coverage	Lots 1 and 2 do not comply.	Does not comply – discretionary activity
KRT-R3 Residential Activity	A single residential unit per lot is intended.	Complies
KRT-S2 Height in Relation to Boundary	Existing dwelling on Lot 2 does not comply.	Does not comply – restricted discretionary activity
KRT-S3 Setback	Excluding an exception for a distance up to 10m, the existing buildings achieve a 2m setback from the proposed boundary.	Complies
KRT-S5 Building or Structure Coverage	Existing coverage on Lots 1 and 2 will be less than 20%.	Complies
KRT-S6 Outdoor living space	Outdoor living space in accordance with the permitted standard is available on each lot.	Complies

#### 4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport - Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	Car parking for two vehicles is available on each lot.	Complies
TRAN-R2 Vehicle crossings and access, including private accessways	Individual private access is proposed in compliance with PER-1. The crossing and private access can meet PER-2, and both lots are less than 90m from Florance Ave, which will be suitable for use by fire appliances. The new vehicle crossing is not off one of the listed road types to meet PER-3. There will be no unused vehicle crossings. Following the proposal, there will be one vehicle crossing per lot, the new crossing will be more than 25m from the Pomare Road / Florance Ave intersection, and sight distances exceeding 60m can be achieved to meet TRAN-S2. Passing bays are not required.	Complies

#### 4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance
SUB-R3 Subdivision of land to create a new allotment.	Note that the proposed activity does not create any additional “allotments” but will reconfigure / adjust the existing allotments and create an additional Record of Title. CON-1	Non complying activity



	<ul style="list-style-type: none"> <li>• Lots 1 and 2 include 14 x 14m dimension, plus 1.2m boundary / 3m road setbacks.</li> <li>• Existing onsite water storage.</li> <li>• Stormwater management can be achieved on site. This is reported on within the Stormwater Management Report.</li> <li>• Existing / proposed wastewater disposal to Russell Sewerage Scheme.</li> <li>• Power and telecommunications connections are existing.</li> <li>• Proposed easements are shown on the scheme plan.</li> </ul> <p>CON-2</p> <ul style="list-style-type: none"> <li>• Controlled and discretionary activity minimum allotment size is not achieved.</li> <li>• No esplanade reserve requirements.</li> </ul>	
SUB-R12 Subdivision of a site within coastal hazard areas	Existing building platforms are within the coastal flood hazard extent – does not comply with RDIS-1.	Non complying activity.

#### 4.2.4 Summary of Activity Status under the Far North Proposed District Plan

Overall, the proposal has been assessed as a non-complying activity under the Proposed District Plan.

Rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

## 5.0 Assessment of Environmental Effects

*Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and 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.*

*Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).*

*Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. Rule 13.11 (Non-Complying (Subdivision) Activities) specifies that the Council will use the assessment criteria listed in 13.10 as a guide when assessing non-complying subdivision activities in conjunction with the matters set out in Sections 104, 104B, 104D and 106 of the Act. The relevant criteria listed under Rules 13.10 (Assessment Criteria – Subdivision) of the Operative Far North District Plan are also addressed in the following assessment.*

## 5.1 Allotment Sizes and Dimensions & Building Locations

The subdivision design is based on the existing layout of buildings, private outdoor areas, and parking arrangements. Therefore, despite the non-compliance of the proposed area of Lot 2, it provides sufficient area and dimensions to provide for the existing residential purpose. Servicing for Lot 2 is existing – this lot will retain its existing power, telecommunications and sanitary sewer connections, and stormwater management can be achieved using the existing water tank.

Both lots include an allotment dimension that complies with the controlled activity standard for subdivision in the Russell Township Zone.

The proposal will not change the physical building layout on the site, or increase the overall residential intensity. There will be no change in terms of the relationship between the existing buildings and the external boundaries of the existing site. In particular, it is noted that the height in relation to boundary infringements arising from the proposed subdivision all relate to an existing building and its relationship to the proposed boundary.

The proposed lot sizes remain consistent with the subdivision pattern within this part of the Russell township, and in particular, although Lot 2 is less than the areas provided for in the District Plan, it will fit within the range of existing development in the surrounding environment, particularly the sizes of the allotments at 36 – 36E and 34C and D to the north of Florance Avenue and West of Pomare Road.

Overall, it is considered that the proposed subdivision is in context with the wider existing settlement pattern and that there will be no change to the character of the subject land following the development, in order to retain the overall character of the existing natural and built environment. As such, the direct and cumulative adverse effects on the wider environment generated by the proposal will be less than minor, and the size of the proposed lots is suitable for their existing land use activity.

## 5.2 Natural and Other Hazards

It is noted that the site sits within coastal flood hazard zones as shown on the Northland Regional Council 'Natural Hazard' mapping (Zones 0 (current), 1 (50 years), 2 (100 years), and 3 (100 years + Rapid Sea Level Rise Scenario)). Each lot has existing consented residential development, therefore no changes to the existing land use are proposed, and no subsequent land uses will result that differ from the existing situation in terms of Section 106(1A)(c) of the Resource Management Act 1991. Therefore, despite the existing mapped coastal flood hazard, it is considered that adverse effects related to natural hazards and fire hazard are avoided and mitigated.

## 5.3 Water Supply

The property is not within the area of benefit for water reticulation, and existing water tanks collect and store rainwater for domestic and potable use. This is an existing situation, and no adverse effects with respect to water supply are anticipated. Likewise, there are no new requirements for water supply for fire fighting purposes.

## 5.4 Stormwater Disposal

The Stormwater Management Report confirms that the only increase in runoff generation will result from the new entrance and driveway to Lot 2, which is a minor change which is accounted for in the attenuation design.

The proposed attenuation measures will ensure that the flow rates of runoff from each proposed lot are equal to or less than those resulting from the permitted activity coverage threshold, and will reduce peak flow rates of runoff leaving the site. Therefore, the proposals are not anticipated to have any significant influence on the current capacity of the public stormwater drains in proximity to the subject site, and adverse effects of stormwater runoff during storm events can be remedied to that of the permitted activity threshold.

With the attenuation proposed, no changes resulting in adverse stormwater effects to the adjoining properties will arise.

## 5.5 Sanitary Sewage Disposal

Each lot and dwelling has an existing shared connection to the Russell Sewerage Scheme, however it is anticipated that a separate connection to the Council system will be required from the dwelling on Lot 1. The final design will be submitted as part of a 'Residential Wastewater Connection' application post subdivision approval. Besides the minor and temporary disturbance to Florance Avenue, which will be subject to final design and approval as part of the post-resource consent process, it is considered that sanitary sewage disposal can be achieved in such a way that avoids and mitigates adverse environmental effects, such that they will be less than minor.

## 5.6 Energy & Telecommunications Supply

Each lot has existing power and telecommunications supply. The applicants have had these services traced and marked. As indicated on the scheme plan, the existing telecommunications supply is separate and within the respective boundaries of each proposed lot. Proposed Easement A, as shown on the Scheme Plan, covers the existing electricity supply to Lot 2. Correspondence received from Top Energy (see **Appendix 5**) confirms that they have nil requirements.

## 5.7 Access

Property access from Florance Avenue to the boundary of Lot 1 is already formed as previously described. The existing vehicle crossing is well formed and remains suitable for its existing use.

A new vehicle crossing will be formed to Lot 2, and this can meet the permitted standards for a new vehicle crossing. The formation of this crossing will require only minor earthworks, and the additional impermeable surface will be mitigated through the attenuation proposed in the Stormwater Management Report.

As the proposal will not generate any additional traffic, and the existing level of traffic can be accommodated by the existing and proposed property access provisions, it is considered that the proposal avoids adverse effects in this regard.

Each lot contains existing off-street parking area/s, which are apparent on the aerial image used for the Scheme Plan.

On Lot 1, the garage, the space outside the garage and the parking spaces to the west of the existing driveway are more than adequate for the existing residential use. Given the excess of parking spaces, manoeuvring will be possible such that vehicles will not need to reverse onto Florance Avenue.

On Lot 2, an existing concrete pad provides parking for two vehicles, and the indicative driveway alignment will provide adequate manoeuvring to and from these parking spaces.

Overall, it is considered that no additional traffic will be generated by the proposal, that existing traffic can be accommodated by existing and proposed property access provisions, and that the effects of the proposal on existing roading and traffic safety will be less than minor.

## **5.8 Earthworks**

Minimal earthworks are required to complete the subdivision, involving shallow excavations required to prepare the new vehicle crossing and driveway to the existing car parking area on Lot 2. It is intended that these earthworks will be subject to an erosion and sediment control plan, which can be designed and implemented in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document CD2016/005).

## **5.9 Heritage Resources**

The site does not contain any known or mapped heritage resources or archaeological sites or sites of cultural significance. Besides minor works to establish a new vehicle crossing to, and driveway within Lot 2, no other earthworks are proposed as part of the subdivision. The site is highly modified through the established land use activities, and it is considered unlikely that the earthworks will affect any potentially unknown archaeological sites. The standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

## **5.10 Ecological Resources**

As noted, the site is not part of any protected natural area that has been mapped by the Department of Conservation but is part of a wider high density North Island brown kiwi habitat. The proposal will not result in any direct or indirect adverse effects on ecological values, given that no new land uses will be established and there will be no increase in residential intensity as a result of the subdivision.

## **5.11 Soil**

The site does not contain highly versatile soils or highly productive land and is not located within a primary production zone. Therefore, it is considered that the proposed subdivision and existing residential uses on Lots 1 and 2 will have no adverse effect on soil resources and the availability of suitable land for primary production.

## 5.12 Land Use Incompatibility

The proposed subdivision supports an existing pattern of residential activity, which is surrounded by other residential properties. The proposal is therefore considered to avoid adverse effects associated with incompatible land use and reverse sensitivity, such that the existing uses of the lots and surrounding land can be accommodated.

## 5.13 Visual Amenity and Coastal / Natural Character

The site is not within an Outstanding Landscape, and does not have high or outstanding natural character. Both proposed lots are fully developed and there will be no additional effects on the surrounding locality from the use of these sites, which will retain private open space and areas of mature plantings surrounding the existing buildings. As such, there will be no adverse impacts on the visual amenity, or privacy of adjoining properties as a result of the proposed subdivision activity. Likewise, the existing built development is an established feature of the environment, allowing the existing level of natural and coastal character within the Florance Avenue coastal settlement to be retained.

The resultant sunlight infringement generated by the proposed relationship between the new boundary and the existing dwelling on Lot 2 is not expected to generate any adverse amenity effects. More particularly, the shading occurs on an area of existing driveway, and does not affect the buildings or outdoor living areas on Lot 1.

# 6.0 Statutory Assessment

*Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.*

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *National Policy Statement for Indigenous Biodiversity*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

## 6.1 National Environmental Standards

### 6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”)

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List.<sup>3</sup>

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<sup>3</sup> Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 15 November 2023 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

Review of historic aerial photography using Retrolens, and more recent aerial and satellite photography indicates that the property has had a residential use since at least the 1960s, while before that the 1951 Retrolens photograph shows a vacant site in grass.<sup>4</sup>

As such, the subject site is not considered to be a 'piece of land' in terms of the above regulations.

### **6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020**

The proposed subdivision does not involve any vegetation clearance, earthworks or taking, use, damming, diversion or discharge of water.

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetlands within 100m of the subject site and there are no wetlands in close proximity (within 100m) apparent on aerial photography. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

## **6.2 National Policy Statements**

### **6.2.1 National Policy Statement for Indigenous Biodiversity (“NPSIB”)**

The objective of the above policy statement is set out in 2.1, as copied below:

*(1) The objective of this National Policy Statement is:*

*(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*

*(b) to achieve this:*

*(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*

*(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*

*(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*

*(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

There is no SNA included in the district plan, or as identified in a policy statement of plan.

The 17 listed policies set out to achieve this objective, and of most relevant to this proposal is Policy 8:

*Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.*

Part 3 guides the implementation of the NPSIB. Of relevance is the following approach to implementing the NPSIB.

*3.16 Indigenous biodiversity outside SNAs*

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<sup>4</sup> Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.

Effects Management Hierarchy is defined as follows:

*effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:*

*(a) adverse effects are avoided where practicable; then*

*(b) where adverse effects cannot be avoided, they are minimised where practicable; then*

*(c) where adverse effects cannot be minimised, they are remedied where practicable; then*

*(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then*

*(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then*

*(f) if biodiversity compensation is not appropriate, the activity itself is avoided.*

Although the proposed subdivision creates an additional Record of Title, it will not result in any new use or development. The site is part of a wider high density kiwi habitat, which extends over all of Russell. Other indigenous birdlife, such as North Island weka, are also known to inhabit the Russell township area. Given that there is an established residential use on each lot, the proposal will not generate any new adverse effects on kiwi and other bird habitat through predation by carnivorous or omnivorous animals which may be kept as pets. Nevertheless, some advisory notes related to the keeping of pets, for example, that they are kept indoors or caged at night, may be of benefit. It is therefore considered that the proposal is consistent with the above National Policy Statement.

### **6.3 Regional Policy Statement for Northland (“RPS”)**

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is in the coastal environment, but does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

Relevant policies from the RPS are addressed beneath the applicable heading below.

In terms of Policy 4.4.1 – Maintaining and protecting significant ecological areas and habitats – the relevant policy requires adverse effects of subdivision, use and development to be avoided, remedied or mitigated so that they are no more than minor, on threatened or at risk indigenous taxa, significant areas of indigenous fauna, amongst other listed natural areas and habitats.

The site is part of a Russell-wide high-density kiwi habitat. Some advisory notes to reduce the risk of predation of North Island brown kiwi and other indigenous birdlife can be applied. The proposal will not result in any direct adverse effects on natural areas and habitats.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is already established, with only minor works required to provide separate access and sanitary sewer connection for Lots 2 and 1 respectively.
- The site is not near any significant mineral resources.
- The residential use of each site is established – the proposal does not result in incompatible land use activities and avoids reverse sensitivity.
- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, or transport corridors.
- No new adverse effects on significant ecological areas or species will result.
- Adverse effects associated with natural hazards and downstream flooding are not exacerbated by the proposal. Existing impermeable surface coverage has been assessed.
- The site does not contain highly versatile soils.
- The existing residential use of the lots is consistent within the predominant land use and subdivision development in the surrounding environment. The character of the surrounding environment can be retained.
- The proposal has no implications on matters such as renewable energy, sustainable design technologies.

#### 6.4 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Coastal Environment, Russell Township Zone and Subdivision Sections of the District Plan are relevant to this proposal. As discussed below, it has been concluded that the proposal is not contrary to the overall objectives and policies of the District Plan and consequently meets the test of section 104D(1)(b).

<b>COASTAL ENVIRONMENT</b>	
10.3 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.	Adverse effects are generally avoided given the existing residential land use established on each lot. Stormwater runoff effects are remedied and mitigated, and the provision of separate wastewater connections will avoid adverse maintenance issues.
10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance: (a) the natural character of the coastline and coastal environment; (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna; (d) the open space and amenity values of the coastal environment; (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council)	The existing level of natural character, open space and amenity values will be retained, and the proposal has no adverse impacts on ecological values, water quality and soil conservation.



10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.	There are no known or recorded heritage or cultural sites within the subject property. Minimal land disturbance is involved.
10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.	Existing on-site water storage will be retained.
<b>10.4 Policies</b>	
<p>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:</p> <p>(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</p> <p>(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and</p> <p>(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</p> <p>(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and</p> <p>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</p> <p>(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and</p> <p>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</p> <p>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</p>	Given the developed nature of each site, the proposal is considered to be an appropriate subdivision, which does not impact natural character, the coastal environment, heritage, landscape, cultural or ecological features, existing amenity values. The proposal has no implications in terms of public access or servicing.
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 subdivision sits within an existing settlement and is neither sprawling nor sporadic.
10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that	The site is subject to a coastal flooding hazard; however the residential development is established, and no new risk to the health and safety of residents will arise.

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.	Water supply is available using the existing on-site water tanks.
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.	Minimal earthworks are required, but in any event will be subject to erosion and sediment control practices in accordance with GD05.
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	No new buildings will result from the proposal, and existing landscaping is in place to minimise effects on natural character and amenity values.
<b>RUSSELL TOWNSHIP ZONE</b>	
<b>10.9.3 Objective</b>	
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 proposed subdivision will not adversely impact the special amenity values of the Zone or natural environment.
<b>10.9.4 Policies</b>	
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.	Each existing dwelling has areas of private outdoor spaces, which will be retained within the respective lot boundaries. The sites are connected to the Russell Sewerage Scheme.
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.	Only minor additional impermeable surface coverage is proposed. The Stormwater Management Report details proposed attenuation so that stormwater does not exceed what is allowed as a permitted activity.
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 relationship between existing buildings will not change. The new sunlight rule infringement relates to the association between the existing house on Lot 2 and the proposed lot boundary. The area that will be affected by shading is used as a driveway, and not as an indoor or outdoor living area. As such, the proposal maintains adequate access to sunlight and daylight on each lot.
10.9.4.6 That a reasonable level of privacy and peaceful enjoyment be provided for residents.	Existing landscaping and fencing create private areas within each lot, and residents of the existing dwellings have suitable privacy and outdoor living areas.

<b>SUBDIVISION</b>	
<b>13.3 Objectives</b>	
<i>13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.</i>	The proposal is a sustainable subdivision which is based on the existing layout of built development on the site.
<i>13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.</i>	Adverse effects on natural resources are avoided through the location of the subdivision, and as no change to land use will result.
<i>13.3.5 To ensure that all new subdivisions provide ... on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.</i>	Water storage is existing, and stormwater management will be upgraded as detailed in the Stormwater Management Report.
<i>13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.</i>	There are no known or recorded heritage or cultural sites within the subject property. Minimal land disturbance is involved.
<i>13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.</i>	Each lot has an existing electricity supply.
<i>13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).</i>	Both lots are developed, and the proposal has no implications in terms of this policy.
<i>13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.</i>	The existing infrastructure framework is established on the adjoining local road network. Existing telecommunications connections are established.
<b>13.4 Policies</b>	
<i>13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on: (a) natural character, particularly of the coastal environment; (b) ecological values; (d) amenity values; (g) existing land uses.</i>	The allotment dimensions meet the controlled activity standard, as does the Lot 1 area. Lot 2 is suitable for the existing land use and remains consistent with the range of nearby properties.
<i>13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.</i>	Access to each lot can meet the permitted activity standard.
<i>13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.</i>	The site is subject to a coastal flooding hazard; however the residential development is established, and no new risk to the health and safety of residents will arise.
<i>13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.</i>	The site has existing utility connections. A new separate connection will need to Council's sanitary sewer system will be required for Lot 1.

13.4.5 <i>That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.</i>	The new vehicle crossing to Lot 1 can be designed to meet the permitted activity standard, and without generating adverse effects on neighbouring properties or natural and physical resources.
13.4.6 <i>That any subdivision proposal provides for the protection, restoration and enhancement of ... significant habitats of indigenous fauna, threatened species ... where appropriate.</i>	There are no significant vegetation areas on the site; kiwi habitat can be adequately protected via advice note.
13.4.8 <i>That the provision of water storage be taken into account in the design of any subdivision.</i>	Water storage is existing on each lot.
13.4.11 <i>That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</i>	There are no known or recorded heritage or cultural sites within the subject property. Minimal land disturbance is involved.
13.4.13 <i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including: (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns; (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land ... (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests; (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.</i>	The coastal character of this part of the Russell township will be preserved, and no new buildings are proposed. Hydraulic neutrality will be achieved.
13.4.14 <i>That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.</i>	Refer to the assessment above.

## 6.5 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters 'Kororāreka Russell Township Zone' and 'Subdivision', and are commented on below, and it is concluded that the proposal will be consistent with the relevant strategies.

<b>COASTAL ENVIRONMENT</b>	
<b>Objectives</b>	
<i>CE-O2 and use and subdivision in the coastal environment:</i>	The subdivision preserves natural character, and is an existing residential development within an urban zone.

<ul style="list-style-type: none"> <li>a. preserves the characteristics and qualities of the natural character of the coastal environment;</li> <li>b. is consistent with the surrounding land use;</li> <li>c. does not result in urban sprawl occurring outside of urban zones;</li> <li>d. promotes restoration and enhancement of the natural character of the coastal environment; and</li> <li>e. recognises tangata whenua needs for ancestral use of whenua Māori.</li> </ul>	
<p>CE-O3 Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.</p>	<p>There is no change to the scale or intensity of existing built development as a result of the subdivision.</p>
<p><b>Policies</b></p>	
<p>CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:</p> <ul style="list-style-type: none"> <li>a. outstanding natural character;</li> <li>b. ONL;</li> <li>c. ONF.</li> </ul>	<p>The proposal does not generate any significant or other adverse effects on the characteristics and qualities of the coastal environment.</p>
<p>CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:</p> <ul style="list-style-type: none"> <li>a. consolidating land use and subdivision around existing urban centres and rural settlements; and</li> <li>b. avoiding sprawl or sporadic patterns of development.</li> </ul>	<p>The proposal specifically meets this policy, it is a subdivision around existing residential buildings, being neither sprawling nor sporadic.</p>
<p>CE-P5 Enable land use and subdivision in urban zones within the coastal environment where:</p> <ul style="list-style-type: none"> <li>a. there is adequacy and capacity of available or programmed development infrastructure; and</li> <li>b. the use is consistent with, and does not compromise the characteristics and qualities.</li> </ul>	<p>Existing infrastructure is available.</p>
<p>CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> <li>a. the presence or absence of buildings, structures or infrastructure;</li> <li>b. the temporary or permanent nature of any adverse effects;</li> <li>c. the location, scale and design of any proposed development;</li> <li>d. any means of integrating the building, structure or activity;</li> <li>e. the ability of the environment to absorb change;</li> <li>f. the need for and location of earthworks or vegetation clearance;</li> <li>g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;</li> <li>h. any viable alternative locations for the activity or development;</li> <li>i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;</li> </ul>	<p>The subdivision is based on the existing arrangement of buildings, infrastructure and therefore avoids adverse effects. No new buildings are proposed, and no effects in relation to the listed matters and features will arise.</p>

<p>j. the likelihood of the activity exacerbating natural hazards;</p> <p>k. the opportunity to enhance public access and recreation;</p> <p>l. the ability to improve the overall quality of coastal waters; and</p> <p>m. any positive contribution the development has on the characteristics and qualities.</p>	
<p><b>KORORĀREKA RUSSELL TOWNSHIP ZONE</b></p>	
<p><b>Objectives</b></p>	
<p><i>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.</i></p>	<p>The existing land use activities are established – no impacts on natural character, landscape, historic heritage, amenity or cultural values expected to arise.</p>
<p><i>KRT-O4 Land use and subdivision in the Kororāreka Russell Township zone is supported by appropriate infrastructure.</i></p>	<p>The existing land use activities are established. Subdivision to create separate sites for the existing dwellings is or will be serviced appropriately.</p>
<p><i>KRT-O5 Land use and subdivision in the Kororāreka Russell Township Zone provides communities with functional and high amenity living environments.</i></p>	<p>The relationship between the existing land use activities within the site, and with other surrounding land, is established. No adverse amenity effects will arise.</p>
<p><b>Policies</b></p>	
<p><i>KRT-P1</i></p> <p>(a) Enable land use and subdivision in the Kororāreka Russell Township zone where:</p> <p>(b) landscaping and areas of open space are maintained around buildings on the site;</p> <p>(c) it is consistent with scale, character and design anticipated in the surrounding residential environment;</p> <p>(d) there is appropriate infrastructure to support residential and non-residential development;</p> <p>(e) heritage resources are protected; and</p> <p>(f) values of coastal environment and High Natural Character are recognised and protected.</p>	<p>Each dwelling will retain private open space with established landscaping around it, and is or will be appropriately serviced with utility connections.</p> <p>There will be no increase in the scale of residential use, and no change to the character or design of existing buildings.</p> <p>Heritage resources, the coastal environment, and high natural character areas are not affected.</p>
<p><i>KRT-P2 Require all subdivision in the Kororāreka Russell Township zone to provide the following reticulated services to the boundary of each lot:</i></p> <p>a. telecommunications;</p> <p>i. fibre where it is available; or</p> <p>ii. copper where fibre is not available;</p> <p>b. local electricity distribution network; and</p> <p>c. wastewater, portable water and stormwater where they are available.</p>	<p>Each lot has an existing telecommunications and electrical connection.</p> <p>Each lot has existing on site water storage.</p> <p>Stormwater management is in place, with only minor works required.</p> <p>Sanitary sewer connections are existing, although a separate connection to Council's system is understood to be required for Lot 1.</p>
<p><i>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:</i></p> <p>a. the public benefit of the proposed activity;</p> <p>b. the siting and design of buildings, structures, outdoor storage areas, parking, internal roading and vegetation;</p> <p>c. any adverse effects on the character and amenity of adjacent zones;</p> <p>d. the temporary or permanent nature of any adverse effects;</p> <p>e. the need for and location of earthworks and vegetation clearance;</p>	<ul style="list-style-type: none"> <li>• No public impacts will arise from the proposed activity.</li> <li>• The siting and design of buildings will remain unchanged. Minor revisions to vehicle access are required.</li> <li>• No adverse effects on the character and amenity of the area will arise.</li> <li>• Temporary construction effects will arise from the new sewer connection and vehicle access to Lot 2.</li> <li>• Minimal earthworks are required.</li> <li>• Low impact stormwater management area proposed.</li> <li>• The activity will not exacerbate natural hazards (flooding).</li> </ul>

<p>f. the provision of low impact design principles; and</p> <p>g. the likelihood of the activity creating or exacerbating a natural hazard.</p> <p>a. the protection of:</p> <p>i. historic heritage;</p> <p>ii. Indigenous biodiversity;</p> <p>iii. the natural character of the coastal environment and margins of wetlands, lakes and rivers;</p> <p>iv. landforms;</p> <p>v. sites and areas of significance to Māori and cultural values; and</p> <p>vi. identified and potential public access corridors and esplanade reserves;</p> <p>b. provision for areas of open space and outdoor living space;</p> <p>c. provision of landscaping, screening and planting;</p> <p>d. consistency with the design, character, scale and amenity of the surrounding residential environment;</p> <p>e. level of privacy, visual dominance and shading effects on adjoining sites;</p> <p>f. protection of pedestrian scale, layout and development within Kororāreka Russell;</p> <p>g. sunlight and daylight access;</p> <p>h. the adequacy of available or programmed development infrastructure;</p> <p>i. level of integration with other activities within the zone;</p> <p>j. hours of operation;</p> <p>k. provision for car parking;</p> <p>l. integration and connectivity within the surrounding road network;</p> <p>m. the ability of the site to address waste water, stormwater, soakage, water supply including fire fighting;</p> <p>n. community well-being, health and safety;</p> <p>o. number of planned or potential people on site;</p> <p>p. any site constraints or natural hazard mitigation; and</p> <p>q. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>	<ul style="list-style-type: none"> <li>• No impacts on historic heritage, indigenous biodiversity, natural character of the coastal environment / water bodies, landforms, cultural features, esplanade areas.</li> <li>• The existing design and layout of open space and outdoor living areas will be used.</li> <li>• Existing household planting is established.</li> <li>• No change will arise in terms of consistency with the surrounding residential environment.</li> <li>• No change in terms of privacy, shading, visual dominance will occur. The sunlight rule infringement affects an internal proposed boundary.</li> </ul>
<p><b>SUBDIVISION</b></p>	
<p><b>Objectives</b></p>	
<p><i>SUB-O1 Subdivision results in the efficient use of land, which:</i></p> <p>a. achieves the objectives of each relevant zone, overlays and district wide provisions;</p> <p>b. contributes to the local character and sense of place;</p> <p>c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;</p> <p>d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;</p> <p>e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and</p> <p>f. manages adverse effects on the environment.</p>	<p>The subdivision provides for the existing residential dwellings, and is an efficient use of the land as per the listed objectives.</p>
<p><i>SUB-O2 Subdivision provides for the:</i></p> <p>a. Protection of highly productive land; and</p>	<p>The proposal does not impact on any of the listed features or resources.</p>

<p>b. <i>Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.</i></p>	
<p><i>SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:</i></p> <p>a. <i>there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and</i></p> <p>b. <i>where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.</i></p>	<p>Existing infrastructure already in place for the most part, separate sewer connections understood to be required. There will be no additional demand on any service infrastructure.</p>
<p><b>Policies</b></p>	
<p><i>SUB-P3 Provide for subdivision where it results in allotments that:</i></p> <p>a. <i>are consistent with the purpose, characteristics and qualities of the zone;</i></p> <p>b. <i>comply with the minimum allotment sizes for each zone;</i></p> <p>c. <i>have an adequate size and appropriate shape to contain a building platform; and</i></p> <p>d. <i>have legal and physical access.</i></p>	<p>The subdivision does not meet the minimum controlled or discretionary activity lot sizes, due to the size of Lot 2. Nevertheless, the subdivision design is based on the existing layout of buildings, parking, and outdoor living areas and represents the best practicable option in terms of size, dimension and area. Each lot retains direct frontage to Florance Ave, and individual access to Lot 2 will be formed.</p>
<p><i>SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan</i></p>	<p>No infringements of other District Wide matters have been identified. In terms of natural hazards, no new land use activities are proposed which would increase the risk of natural hazard.</p>
<p><i>SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:</i></p> <p>a. <i>demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and</i></p> <p>b. <i>ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.</i></p>	<p>Existing servicing is largely in place, other than a separate sanitary sewerage connection is required. There will be no additional demand on any service infrastructure.</p>
<p><i>SUB-P11 Manage 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:</i></p> <p>a. <i>consistency with the scale, density, design and character of the environment and purpose of the zone;</i></p> <p>b. <i>the location, scale and design of buildings and structures;</i></p> <p>c. <i>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</i></p> <p>d. <i>managing natural hazards;</i></p> <p>e. <i>Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</i></p> <p>f. <i>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</i></p>	<p>As discussed above, adverse effects are largely avoided, as the subdivision supports established land use activities and buildings. Stormwater and access effects can be managed via consent conditions.</p>



## 6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

### **PART 2 PURPOSE AND PRINCIPLES**

#### **5 Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

#### **6 Matters of national importance**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (h) *the management of significant risks from natural hazards.*

#### **7 Other matters**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-*

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

#### **8 Treaty of Waitangi**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating separate Records of Title for each existing dwelling on the site. With buildings and land use activities established on each lot, the proposal avoids adverse effects on natural and physical resources, and on the wider environment.

As each lot contains an existing dwelling, the proposal does not generate new adverse effects in terms of protection of indigenous fauna, however, advisory notes can be added related to the keeping of domestic pets in such a way that will minimise the risk of predation on indigenous birdlife. The risks associated with coastal flood hazard are not exacerbated by the proposed subdivision, and no further management of natural hazard risk is required in terms of this proposal.

The proposed subdivision is considered to be an efficient use of this land, which supports existing built development and land use activities within an existing residential setting. In these circumstances there will be no detriment to amenity values, or the overall quality of the environment in terms of section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

## 6.7 Regional Plans

### Proposed Regional Plan for Northland (October 2023)

The proposed subdivision does not involve any works that would require consent under the Proposed Regional Plan.

## 7.0 Consultation & Notification Assessment

### 7.1 Public Notification

**Step 1:** Public notification is not required in terms of the criteria listed in 95A(3).

**Step 2:** Public notification is not precluded in terms of 95A(5).

**Step 3:** There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

As outlined in Section 5 of this report, it is submitted that the adverse effects associated with the proposed subdivision will be less than minor. The application can therefore proceed without being publicly notified.

**Step 4:** No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

### 7.2 Limited Notification

**Step 1:** There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

**Step 2:** Limited notification is not precluded in terms of Section 95B(6).

**Step 3:** In terms of 95B(8) an assessment has been undertaken in accordance with section 95E.

Section 95E(1) specifies that a person is an affected person 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).

Section 95E(2) provides further guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. There is no permitted baseline for subdivision that needs to be considered as part of this assessment.

The physical changes to the site resulting from the subdivision will arise solely from the new vehicle crossing and driveway to Lot 2 with associated increase in impermeable surfaces, and the new sanitary sewer connection to Lot 1. These changes will not affect any person, including any of the properties immediately surrounding the site. The adverse visual impacts will be negligible from this and no person is expected to suffer adverse visual or amenity effect. Stormwater from the additional driveway area is to be shed to lower-lying grassed areas / drains, away from structures.

No additional traffic will be generated.

As summarised above, it is considered that no person will be an adversely affected person, and that limited notification is not required.

**Step 4:** There are no special circumstances that warrant notification of the application to any other person.

### 7.3 Summary of Notification Assessment

As outlined above, it is considered that the proposal achieves the statutory criteria to be processed on a non-notified basis.

## 8.0 Conclusion

In terms of section 104 , 104B and 104D of the Resource Management Act 1991, we consider that:

- the proposed activity achieves the “threshold test” set out in 104D(1) as:
  - the adverse effects of the activity on the environment resulting from the proposed activity will be less than minor; and
  - the proposal is considered to be consistent with the objectives and policies of the Operative District Plan and Proposed District Plan.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.
- The proposal is not contrary to the Regional Policy Statement for Northland, or the National Policy Statement for Indigenous Biodiversity.

We also note that:

- The proposal has been assessed as satisfying the statutory requirements to proceed without notification.



Signed .....  
Natalie Watson,  
Resource Planner

Date 21 March 2024  
WILLIAMS & KING  
Kerikeri

## 9.0 Appendices

- Appendix 1** Scheme Plan
- Appendix 2** Correspondence – FNDC Development Engineer
- Appendix 3** Stormwater Management Report
- Appendix 4** Record of Title
- Appendix 5** Top Energy Correspondence



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA1541/5  
**Land Registration District** North Auckland  
**Date Issued** 17 March 1958

**Prior References**

NA417/289

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<b>Estate</b>	Fee Simple
<b>Area</b>	2023 square metres more or less
<b>Legal Description</b>	Lot 1-2 Deposited Plan 42466

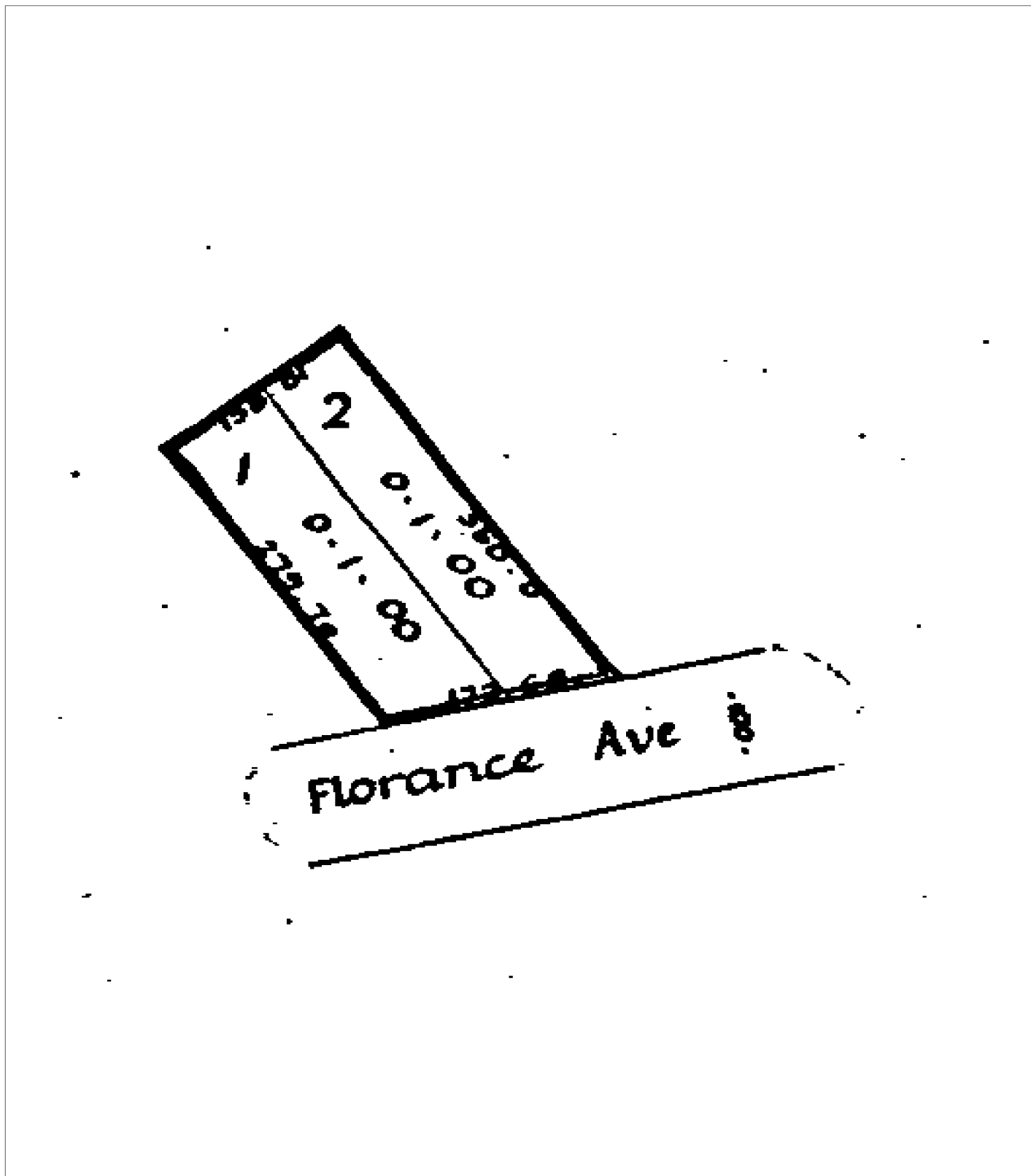
**Registered Owners**

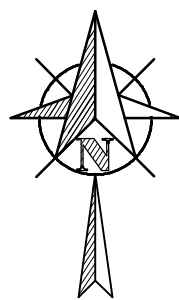
John Darryl McClenaghan and Robyn Margaret Rose Gilhooly

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**Interests**

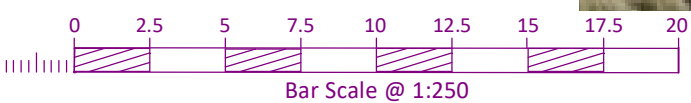
Fencing Agreement in Transfer 192680





AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY  
 AERIAL IMAGE VIA LINZ DATA SERVICE (NZ Aerial Imagery) - Northland  
 0.1m Urban Aerial Photos (2014-2015)

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL  
 SURVEY BLOCK & DISTRICT: I, RUSSELL  
 COMPRISED IN: RT NA154/5  
 TOTAL AREA: 0.1011 + 0.1011 ha = 0.2022ha total  
 VAL REF: 00411-48000  
 ZONE: RUSSELL TOWNSHIP (ZONE MAP 89)  
 FEATURES: NIL (RESOURCE MAP 29)



## PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 42466

no. 28 ~ 30 FLORANCE AVENUE, RUSSELL

**Amalgamation Cancellation Condition**  
 (Pursuant to s241(3) Resource Management Act)  
 Pursuant to section 241(3) of the Resource Management Act 1991. That the Far North District has cancelled the amalgamations condition requiring Lots 1 & 2 DP 42466 (NA154/5); to be held in the same Record of Title

**NOTE**  
 THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

	Name	Date	ORIGINAL	SHEET SIZE
Survey	MP	2023.07.18	SCALE	A3
Design				
Drawn	BK	2023.11.29		
Rev	A	2024.03.11		
1:250				
24148_GIHOOLY_Scheme_Florance Ave_2024.03.11.lcd				

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO CONVEY ELECTRICITY	(A)	LOT 1 HEREON	LOT 2 HEREON

**10.9.5.17 - STORMWATER MANAGEMENT - PERMITTED**  
 The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 35%

LOT 1 HEREON	Area: 1320m <sup>2</sup>	LOT 2 HEREON	Area: 695m <sup>2</sup>
CONC DRV/ F.PATH	224m <sup>2</sup>	CONC DRV/ F.PATH	105m <sup>2</sup>
HARD SURFACE	16m <sup>2</sup>	METALLED ROOF/ SHED	70m <sup>2</sup>
ROOF/ SHED	266m <sup>2</sup>	ROOF/ SHED	128m <sup>2</sup>
TOT. IMP AREA = 506m <sup>2</sup>		TOT. IMP AREA = 303m <sup>2</sup>	
% IMP. AREA = 38%		% IMP. AREA = 44%	
FAIL.. exceed limits		FAIL.. exceed limits	

**WILLIAMS AND KING**  
 Registered Land Surveyors, Planners & Land Development Consultants

Ph: (09) 407 6030  
 Fax: (09) 407 6032  
 Email: kerikeri@saps.co.nz

27 Hobson Ave,  
 PO Box 937, Kerikeri

Surveyors Ref. No:  
**24148**  
 Sheet 1 / 1

**SITE** 28 & 30 Florance Avenue, Russell  
**LEGAL DESCRIPTION** Lots 1 & 2 DP 42466  
**PROJECT** 2-Lot Residential Subdivision  
**CLIENT** Robyn Gilhooly & John McClenaghan  
**REFERENCE NO.** 131690  
**DOCUMENT** Stormwater Management Report  
**STATUS/REVISION No.** 02  
**DATE OF ISSUE** 15 March 2024

Report Prepared For	Email
Robyn Gilhooly & John McClenaghan	[REDACTED]

<b>Authored by</b>	<b>P. McSweeney</b> <i>(BE(Hons) Civil)</i>	Civil Engineer	Patrick@wjl.co.nz	[REDACTED]
<b>Reviewed &amp; Approved by</b>	<b>B. Steenkamp</b> <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i>	Senior Civil Engineer	BenS@wjl.co.nz	[REDACTED]



## 1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

<b>Legal Description:</b>	Lots 1 & 2 DP 42466	
<b>Site Area:</b>	<b>Parent Lots</b>	
	Lot 1 DP 42466:	1,011m <sup>2</sup>
	Lot 2 DP 42466:	1,011m <sup>2</sup>
	<b>Proposed Lots</b>	
	Lot 1:	1,320m <sup>2</sup>
	Lot 2:	695m <sup>2</sup>
<b>Development Proposals Supplied:</b>	"Proposed Subdivision of Lots 1 & 2 DP 42466" Ref. 24148, dated 2023.11.29 by Williams & King.	
<b>Development Type:</b>	Proposed 2-lot subdivision.	
<b>District Plan Zone:</b>	Russell Township	
<b>Permitted Activity Coverage:</b>	<u>35%</u>	
<b>Impermeable Coverage:</b>	<b>Proposed Lot 1</b>	
	Total Roof Area	266 m <sup>2</sup>
	Total Hardstand Area	240 m <sup>2</sup>
	Post-Subdivision Total = 506m <sup>2</sup> or 38% of the site area	
<b>Proposed Lot 2</b>	Total Roof Area	128m <sup>2</sup>
	Total Hardstand Area	175m <sup>2</sup>
	Post-Subdivision Total = 303m <sup>2</sup> or 44% of the site area	
<b>Activity Status:</b>	Proposed Lot 1: <b>Restricted Discretionary – RC Required</b> Proposed Lot 2: <b>Discretionary – RC Required</b>	
<b>Proposed Lot 1 Attenuation:</b>	<b>Option A</b>	
	The existing Proposed Lot 1 concrete rainwater tanks' overflow outlet is to be redirected to a new 3,000L detention tank. Attenuation will be provided in accordance with the design requirements outlined in Section 5 for the proposed hardstand areas.	
	<b>Recommended Tank</b> – 1 x 3,000L Rainwater Tank <b>Dimensions</b> - 1600mmØ x 1700mm high (or greater) <b>10% AEP Control Orifice</b> – 10mmØ orifice; located <u>150mm above the tank base</u> <b>1% AEP Control Orifice</b> – 10mmØ orifice; located <u>900mm above the 10% AEP Control Orifice</u> <b>Overflow</b> – 100mmØ at top of tank	
	<b>Option B</b>	
Flow attenuation orifices are to be fitted to the existing Proposed Lot 1 concrete rainwater tanks' overflow outlet to provide a detention volume in the upper section of the existing tank. This will require drilling into the side of the existing tank – care should be taken to maintain the tank's integrity.		

**Assumed Tank Dimensions** – 3000mm $\varnothing$  tank (or greater)  
**10% AEP Control Orifice** – 18mm $\varnothing$  orifice; located >250mm below the overflow outlet invert level  
**1% AEP Control Orifice** – 10mm $\varnothing$  orifice; located 160mm above the 10% AEP Control Orifice

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**Proposed Lot 1 Tank Discharge:**

The new/existing tank's overflow outlet may direct flows to the existing discharge point given the following:

- The existing outlet is confirmed on-site to be in adequate condition to continue servicing the property.
- Flows are directed to a suitable receiving environment (e.g. existing swale drain), away from structures. Flows may not be discharged to the ground surface in an uncontrolled manner.

If the existing outlet is not suitable, a new outlet may be installed at the location indicated on the appended Site Plan C200 with the following properties:  
100mm $\varnothing$  outlet discharging to a 1300mmL x 300mmW x 300mmD riprap apron with minimum 150mm aggregate diameter.

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**Proposed Lot 2 Attenuation:**

The overflow riser of the existing plastic tank on Proposed Lot 2 is to be fitted with flow attenuation outlets as specified below. Attenuation will be provided in accordance with the design requirements outlined in Section 5 for the proposed hardstand areas.

**Assumed Tank Dimensions** – 3000mm $\varnothing$  (or greater)  
**10% AEP Control Orifice** – 18mm $\varnothing$  orifice located 570mm below the overflow outlet  
**10% AEP Control Orifice** – 10mm $\varnothing$  orifice; located 360mm above the 10% AEP Control Orifice

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**Proposed Lot 2 Tank Discharge:**

Proposed Lot 2's existing tank discharge outlet may be maintained given the following:

- The existing outlet is confirmed on-site to be in adequate condition to continue servicing the property.
- Flows are directed to a suitable receiving environment (e.g. existing swale drain), away from structures. Flows may not be discharged to the ground surface in an uncontrolled manner.

If the existing outlet is not suitable, a new outlet may be installed at the location indicated on the appended Site Plan C200 with the following properties:  
100mm $\varnothing$  outlet discharging to a 1200mmL x 300mmW x 300mmD riprap apron with minimum 150mm aggregate diameter.

---

## 2. SCOPE OF WORK

Wilton Joubert Ltd. (WJL) was engaged by the clients, Robyn Gilhooly & John McClenaghan, to produce a stormwater mitigation assessment at the above site.

At the time of report writing, the following documents were referred to for background data and details of the proposed development:

- “Proposed Subdivision of Lots 1 & 2 DP 42466” Ref. 24148, dated 2023.11.29 by Williams & King.

Any revision of these drawings and/or development proposals with stormwater management implications should be referred back to us for review.

## 3. SITE DESCRIPTION

The subject site is comprised of two adjacent lots, legally described as Lots 1 & 2 DP 42466, at 28 & 30 Florance Avenue in the Russell township. The site is accessed via a concrete crossing on the northern side of Florance Avenue, approximately 80m west of the Florance Avenue – Pomare Road intersection.

Each of the existing lots has a parcel area of 1,011m<sup>2</sup>. The supplied scheme plan indicates that existing Lot 1 contains a dwelling, shed and pergola structure comprising a total roof area of 266m<sup>2</sup>, while existing Lot 2 contains a dwelling comprising a total roof area of 128m<sup>2</sup>. The front of each lot contains a partially metalled / partially concrete driveway and parking areas. The rear of existing Lot 1 contains plantings of moderate density and the rear of existing lot 2 contains a flat lawn area.

A public swale drain is located along the properties’ frontage, draining to a stormwater culvert southeast of existing Lot 2. A smaller man-made swale drain was identified during a site visit along the southern end of the north-eastern boundary of existing Lot 2, draining to the aforementioned public drain.



Figure 1: Aerial view of the subject site (blue) with public stormwater (green) and wastewater (red) services and 1.0m contours (orange) from FNDC GIS maps.

4. DEVELOPMENT PROPOSALS

It is our understanding that the two lots are to be subdivided into two new proposed lots, Lot 1 and Lot 2, of total site areas of 1,320m<sup>2</sup> and 695m<sup>2</sup> respectively. An indicative new crossing and entranceway is indicated in the supplied scheme plan – this has been accounted for in the total hardstand surfaces on Proposed Lot 2 outlined in Section 5 of this report.



Figure 2: Snip of "Proposed Subdivision of Lots 1 & 2 DP 42466" Ref. 24148, dated 2023.11.29 by Williams & King.

The principal objective of this assessment is to provide an indicative stormwater management assessment and recommendations to address the effects of the proposed subdivision on primary stormwater runoff.

## 5. ASSESSMENT CRITERIA

### *Impermeable Areas*

The calculations for the stormwater management system outlined in Section 6 of this report are based on a gross site area of 1,320m<sup>2</sup> for Proposed Lot 1 and 695m<sup>2</sup> for Proposed Lot 2 as well as the below areas *extracted from the supplied plans*:

#### Proposed Lot 1 – Post-Subdivision

Total Roof Area	266m <sup>2</sup>
Total Hardstand Area	240m <sup>2</sup>

Post-Subdivision Total = 506m<sup>2</sup> or 38% of the proposed site area.

#### Proposed Lot 2 – Post-Subdivision

Total Roof Area	128m <sup>2</sup>
Total Hardstand Area	175m <sup>2</sup>

Post-Subdivision Total = 303m<sup>2</sup> or 44% of the proposed site area.

### *District Plan Rules*

The site is zoned Russell Township. The following rules apply under the FNDC District Plan:

10.9.5.1.7 – **Permitted Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 35%.

10.9.5.2.9 – **Restricted Discretionary Activities – Stormwater Management** - The maximum proportion or amount of the gross site area covered by buildings and other Impermeable Surfaces shall be 40%.

The total impervious area on Proposed Lot 1 post-subdivision does not comply with Permitted Activity rules under the FNDC District Plan Cl 10.9.5.1.7. Therefore, this activity is considered a Restricted Discretionary Activity under the FNDC District Plan. Additional considerations for stormwater management as outlined in the FNDC District Plan Cl 10.9.5.2.9 are required. An Assessment of Environmental Effects has been included in Section 8 of this report.

The total impervious area on Proposed Lot 2 post-subdivision does not comply with Restricted Discretionary Activity rules under the FNDC District Plan Cl 10.9.5.2.9. Therefore, this activity is considered a Discretionary Activity under the FNDC District Plan. Additional considerations for stormwater management as outlined in the FNDC District Plan Cl 11.3 are required. An Assessment of Environmental Effects has been included in Section 8 of this report.

The proposed subdivision will also be assessed against Subdivision Discretionary Activity Assessment Criteria as outlined in Section 13.10.4 of the District Plan. Responses to items (a) – (r) of this section are included in Section 8 of this report.

### Design Requirements

The site is under the jurisdiction of the Far North District Council. This design has been completed in general accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan as well as Clause E1 of the New Zealand Building Code.

The total impervious area exceeding the amount falling under a Permitted Activity as per the FNDC District Plan 10.9.5.1.7 for Proposed Lot 1 amounts to **40m<sup>2</sup>**.

The total impervious area exceeding the amount falling under a Permitted Activity as per the FNDC District Plan 10.9.5.1.7 for Proposed Lot 2 amounts to **63m<sup>2</sup>**.

Stormwater attenuation achieving hydrologic neutrality will be provided for the areas exceeding the permitted thresholds as outlined above. Provided that the recommendations within this report are adhered to, the effects of stormwater runoff resulting from the unattenuated proposed impermeable surfaces are considered to have less than minor effects on the receiving environment, equivalent to conditions that would result from the proposed lots falling within the Permitted Activity coverage threshold and less than the existing conditions on-site.

### Hydrologic Modelling Methodology

The attenuation calculations have been computed using HydroCAD modelling software. The model has been configured utilising the Rational Method (NZ Building Code E1). The rainfall intensity values for the 10% AEP and 1% AEP storm events adjusted for climate change are as follows:

Rainfall Intensity Values (RCP6.0 2081-2100)								
Time	10m	20m	30m	1h	2h	6h	12h	24h
10% AEP	132	97.3	80.6	57.3	39.4	20.2	12.7	7.7
1% AEP	199	147	122	86.7	59.7	30.9	19.4	11.8

The post-development flow scenarios for the storm events must be increased to account for climate change. For this, the NIWA RCP6.0 rainfall data scenario for 2081-2100 has been used. Type C soils have been assumed for the site. In accordance with Table 4-3 of the standards, a pre-development weighted runoff coefficient of 0.59 has been adopted.

## 6. STORMWATER MITIGATION ASSESSMENT

### Proposed Lot 1 Tank

#### Option A

The existing concrete rainwater tanks' overflow outlet drainage line is to be rerouted to drain to a new 3,000L detention tank. As per the attached design calculations, the design elements of the new 3,000L detention tank are as follows:

Proposed Tank	1 x 3,000 litre Plastic Rainwater Tank (or similar)
Tank dimensions	1600m $\varnothing$ (or greater) x 1700mm high (or greater)
Outlet orifice (10% AEP control)	<b>10mm diameter orifice</b> ; located <u>150mm above the tank base</u> <ul style="list-style-type: none"><li>- 900mm water elevation</li><li>- 1.8m<sup>3</sup> Storage</li></ul>
Outlet orifice (1% AEP control)	<b>10mm diameter orifice</b> ; located <u>900mm above the primary control orifice</u> <ul style="list-style-type: none"><li>- 1349mm water elevation</li><li>- 2.7m<sup>3</sup> Storage</li></ul>
Overflow Outlet	<b>100mm diameter</b> ; located at the top of the tank

Tank 1A detail, 131690-C201, is appended to this report. Please refer to the appended calculation set for clarification. A minimum 150mm sludge zone must be kept at the base of the tank.

### Option B

Flow attenuation orifices are to be fitted to the existing Proposed Lot 1 concrete rainwater tanks' overflow outlet to provide a detention volume in the upper section of the existing tanks. This will require drilling into the side of the existing tank – care should be taken to maintain the tank's integrity.

As per the attached design calculations, the design elements of the detention volume are as follows:

Assumed Tank Dimensions	3000mm diameter. Conservative assumption - the below outlet specifications are compatible with a tank >3000mm $\varnothing$ .
Outlet orifice (10% AEP control)	<b>18mm diameter orifice</b> ; located <u>&gt;250mm below the overflow outlet</u> <ul style="list-style-type: none"><li>- 158mm water elevation</li><li>- 1.6m<sup>3</sup> Storage</li></ul>
Outlet orifice (1% AEP control)	<b>10mm diameter orifice</b> ; located <u>160mm above the primary control orifice</u> <ul style="list-style-type: none"><li>- 250mm water elevation</li><li>- 2.5m<sup>3</sup> Storage</li></ul>

Tank 1B detail, 131690-C202, is appended to this report. Please refer to the appended calculation set for clarification.

### ***Proposed Lot 1 Discharge Point***

The new/existing tank's overflow outlet may direct flows to the existing discharge point provided that the following is confirmed on-site prior to installation:

1. The existing outlet is confirmed to be in adequate condition to continue servicing the property.
2. Flows are directed to a suitable receiving environment (e.g. existing swale drain), away from structures. Flows may not be discharged to the ground surface in an uncontrolled manner.

If the existing outlet does not meet the above requirements, a new outlet complying with (2) above may be installed at an appropriate location with the following properties:

100mmØ outlet discharging to a 1300mmL x 300mmW x 300mmD riprap apron with minimum 150mm aggregate diameter.

See the appended Site Plan C200 and Riprap Apron Detail C204 for clarification. New outlet drainage lines are to be minimum 100mmØ at a minimum grade of 1%. The outlet may be located outside the property if appropriate with neighbours'/council permission.

### ***Proposed Lot 2 Tank & Discharge Point***

The existing plastic tank's overflow riser outlet is to be replumbed and fitted with flow attenuation orifices to provide a detention volume in the upper section of the existing tank. As per the attached design calculations, the design elements of the detention volume are as follows:

Assumed Tank Dimensions	3000mm diameter. Conservative assumption - the below outlet specifications are compatible with a tank >3000mmØ.
Outlet orifice (10% AEP control)	<b>18mm diameter orifice</b> ; located <u>&gt;570mm below the overflow outlet</u> <ul style="list-style-type: none"><li>- 359mm water elevation</li><li>- 2.5m<sup>3</sup> Storage</li></ul>
Outlet orifice (1% AEP control)	<b>10mm diameter orifice</b> ; located <u>360mm above the primary control orifice</u> <ul style="list-style-type: none"><li>- 570mm water elevation</li><li>- 4.0m<sup>3</sup> Storage</li></ul>
Overflow Outlet	<b>100mm diameter</b> ; located at the top of the tank

Tank 2 Detail, 131690-C203, is appended to this report. Please refer to the appended calculation set for clarification.

The rainwater tank's outlet may direct flows to the existing discharge point provided that the following is confirmed on-site prior to installation:

1. The existing outlet is confirmed to be in adequate condition to continue servicing the property.
2. Flows are directed to a suitable receiving environment (e.g. existing swale drain), away from structures. Flows may not be discharged to the ground surface in an uncontrolled manner.

If the existing outlet does not meet the above requirements, a new outlet complying with (2) above may be installed at an appropriate location with the following properties:

100mmØ outlet discharging to a 1200mmL x 300mmW x 300mmD riprap apron with minimum 150mm aggregate diameter.

See the appended Site Plan C200 and Riprap Apron Detail C204 for clarification. New outlet drainage lines are to be minimum 100mmØ at a minimum grade of 1%. The outlet may be located outside the property if appropriate with neighbours'/council permission.



### Future Proposed Lot 2 Hardstand Entranceway

The Proposed Lot 2 hardstand entranceway is to be shaped to shed runoff to lower-lying grassed areas / drains, away from structures. Any catchpits installed in this area to capture runoff must be fitted with suitable sumps to reduce pollutants entering the watercourse. Stormwater sumps and drainage piping should be in accordance with E1 Surface Water of the NZBC.

## 7. STORMWATER RUNOFF SUMMARY

Please refer to the appended HydroCAD Calculation output.

### Proposed Lot 1

#### Greenfields Scenario – 10% AEP and 1% AEP Storm Events

Surface	Area	Runoff C	10% AEP Flow Rate	1% AEP Flow Rate
Permitted Activity Coverage Exceedance	40 m <sup>2</sup>	0.59	<b>0.27ℓ/s</b>	<b>0.40ℓ/s</b>

#### Developed Areas Scenario – 10% AEP and 1% AEP Storm Events + CCF

Surface	Area	Runoff C	10% AEP Flow Rate	1% AEP Flow Rate
Permitted Activity Coverage Exceedance via roof area runoff to detention volume	40 m <sup>2</sup>	0.96	<b>0.26ℓ/s</b>	<b>0.39ℓ/s</b>

### Proposed Lot 2

#### Greenfields Scenario – 10% AEP and 1% AEP Storm Events

Surface	Area	Runoff C	10% AEP Flow Rate	1% AEP Flow Rate
Permitted Activity Coverage Exceedance	63 m <sup>2</sup>	0.59	<b>0.42ℓ/s</b>	<b>0.63ℓ/s</b>

#### Developed Areas Scenario – 10% AEP and 1% AEP Storm Events + CCF

Surface	Area	Runoff C	10% AEP Flow Rate	1% AEP Flow Rate
Permitted Activity Coverage Exceedance via roof area runoff to plastic rainwater tank detention volume	63 m <sup>2</sup>	0.96	<b>0.40ℓ/s</b>	<b>0.60ℓ/s</b>

Given the design parameters, stormwater neutrality will be achieved for the 10% AEP and 1% AEP storm events across the cumulative impermeable surfaces in excess of the Permitted Activity threshold on each of the proposed lots.

## 8. DISTRICT PLAN ASSESSMENT

This report has been prepared to demonstrate the likely effects of increased stormwater runoff arising from the proposed subdivision and the means of mitigating run-off to no more than the levels that would result from the permitted activity impermeable coverage threshold under Stormwater Management Rule 10.9.5.1.7. Additionally, items (a) – (r) of Section 13.10.4 of the district plan are to be assessed for the subdivision being a discretionary activity.

In respect of matters (a) through (r) of Section 13.10.4, we provide the following comments:

<p>(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.</p>	<p>To our knowledge, no specific stormwater management plans apply. This assessment has been undertaken in accordance with the FNDC District Plan, FNDC Engineering Standards and the NZBC.</p>
<p>(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).</p>	<p>This assessment has been undertaken in accordance with the FNDC Engineering Standards 2023.</p>
<p>(c) Whether the application complies with the Far North District Council Strategic Plan – Drainage.</p>	<p>This assessment has been undertaken in accordance with the FNDC District Plan, FNDC Engineering Standards and the NZBC.</p>
<p>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</p>	<p>The attenuation of runoff generated from areas in excess of the permitted coverage threshold is proposed. Velocity reduction of runoff is proposed via riprap apron outlets where appropriate and sheet flow from hardstand areas.</p>
<p>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</p>	<p>The existing rainwater tanks are to be utilised for the collection of runoff on each lot. Additional flow attenuation measures are also proposed. The recommendations in Section 6 of this report specify the use of the existing discharge outlets if these are in suitable condition to continue to service the lots, or the use of new outlets with erosion protection measures installed per TR2013/018.</p>
<p>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</p>	<p>No additional roof areas requiring consideration of litter screening proposed.</p> <p>The existing and proposed driveway areas will be utilised for residential use. Runoff generated over these areas is not anticipated to contain a significant level of contaminants. Additionally, the shedding of runoff from these areas to the public stormwater drains via sheet flow over grassed and vegetated areas will aid in the treatment of runoff prior to discharge to the receiving environment.</p>
<p>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</p>	<p>Runoff generated on-site will be piped to the existing public drain system.</p> <p>A vehicle crossing culvert will be required for Proposed Lot 2's new entranceway. This should be sized and installed to provide sufficient capacity for the conveyance of secondary flows through the existing drain system.</p>

<p>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments</p>	<p>The only increase in runoff generation from the proposals will result from the new entranceway on Proposed Lot 2. This is a minor change that is accounted for in the attenuation design. The proposed attenuation measures will ensure that the flow rates of runoff from each proposed lot are equal to or less than those resulting from the permitted activity coverage threshold, and will reduce peak flow rates of runoff leaving the site. Therefore, the proposals are not anticipated to have any significant influence on the current capacity of the public stormwater drains in proximity to the subject site.</p>
<p>i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</p>	<p>N/A</p>
<p>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</p>	<p>N/A</p>
<p>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</p>	<p>As specified in Section 6 of this report, stormwater discharge is to be directed to public drains via existing outlets or new outlets with erosion protection measures. No changes resulting in adverse effects to the adjoining properties are proposed provided the recommendations in this report are adhered to.</p>
<p>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</p>	<p>Stormwater discharge will be directed to public drains via gravity lines. No stormwater pumping necessary.</p>
<p>(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.</p>	<p>No fill contrary to the natural topography is proposed as part of the subdivision works.</p> <p>Easements may be required at council's discretion for the lots' tank outlets to be directed to public drains dependent on the final drainage layout. This is to be confirmed once the discharge points are finalised on-site.</p>
<p>(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the</p>	<p>Easements may be required at council's discretion for the lots' tank outlets to be directed to public drains dependent on the final drainage layout. This is to be confirmed once the discharge points are finalised on-site.</p>

subdivision, including private connections passing over other land protected by easements in favour of the user.	
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	No existing easements pertaining to stormwater management identified.
(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	No reserves in proximity to the subject site identified.
(q) The need for and extent of any financial contributions to achieve the above matters.	Outside the scope of this report.
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	Not required.

#### Proposed Lot 1 – Post-Subdivision Impermeable Coverage

In assessing the application, the Council will exercise its discretion to review the following matters below, (a) through (l) of the FNDC District Plan Cl 10.9.5.2.9, with regards to Proposed Lot 1.

In respect of matters (a) through (l), we provide the following comments:

(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;	No increase in total impermeable area on Proposed Lot 1 will result from the proposed subdivision.  506m <sup>2</sup> of Impermeable surfaces will be present on-site post-development. Through newly proposed tank attenuation and low impact design principles the adverse effects of increased stormwater runoff can be remedied to that of the permitted activity threshold.
(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;	The attenuation of runoff generated from areas in excess of the permitted coverage threshold is proposed. Velocity reduction of runoff is proposed via riprap apron outlets where appropriate.
(c) any cumulative effects on total catchment impermeability;	No increase in total impermeable area across the two proposed lots will result from the proposed subdivision.
(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;	Discharge from Proposed Lot 1's rainwater tank will be directed to the existing outlet or to a new outlet in the drain system adjacent to the property, following the existing drainage patterns of the site. Runoff will be directed to the public stormwater system, mitigating the potential for runoff to pass over / saturate the surrounding soils in sensitive areas.

	Ponding is not anticipated to occur provided the recommendations within this report are adhered to, mitigating interference with natural water absorption.
(e) the physical qualities of the soil type;	Waipapa Group sandstone and siltstone.
(f) Any adverse effects on the life supporting capacity of the soils;	Runoff from the roof and hardstand areas will be collected and directed to the public stormwater network via sealed pipes and sheet flow, mitigating the potential for contamination of surrounding soils and harm to life.
(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;	Stormwater runoff from impermeable surfaces is captured by gutter systems or shed via sheet flow to the public stormwater network.  Wastewater reticulation is available to service the lots.  A review of NRC Bore location maps shows no ground water bores in close proximity to the site (i.e. within 20m to the proposed wastewater field).
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	The existing paved and metalled surfaces provide access from Florance Avenue and on-site parking. We do not deem the proposed paved areas to be excessive for the site.
i) the extent to which land scaping and vegetation may reduce adverse effects of runoff;	Moderately dense plantings are present on-site. These will aid in the absorption of runoff, mitigating the effects of runoff on the receiving environment.
(j) Any recognised standards promulgated by industry groups;	N/A
(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.	40m <sup>2</sup> of impervious area on site has been accounted for in the proposed flow attenuation system, providing outflow control for the 10% and 1% AEP storm events.  Through the proposals of this report, adverse effects of stormwater runoff during storm events can be remedied to that of the permitted activity threshold.
(l) The extent to which the proposal has considered and provided for climate change;	RCP 6.0 2081-2100 rainfall values from HIRDS have been utilised in the design of stormwater management devices, accounting for climate change.

### Proposed Lot 2 – Post-Subdivision Impermeable Coverage

In assessing the application, the Council will exercise its discretion to review the following matters below, (a) through (m) of FNDCDP Section 11.3, with regards to Proposed Lot 2.

In respect of matters (a) through (m), we provide the following comments:

<p>(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</p>	<p>The total impermeable area on Proposed Lot 2 will increase upon construction of the new entranceway from Florance Avenue – this area is accounted for in the attenuation design specified in Section 6 of this report.</p> <p>303m<sup>2</sup> of Impermeable surfaces will be present on-site post-development. Through newly proposed tank attenuation and low impact design principles the adverse effects of increased stormwater runoff can be remedied to that of the permitted activity threshold.</p>
<p>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</p>	<p>The attenuation of runoff generated from areas in excess of the permitted coverage threshold is proposed. Velocity reduction of runoff is proposed via riprap apron outlets where appropriate.</p>
<p>(c) any cumulative effects on total catchment impermeability;</p>	<p>The total impermeable area on Proposed Lot 2 will increase upon construction of the new entranceway from Florance Avenue – this area is accounted for in the attenuation design specified in Section 6 of this report.</p>
<p>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</p>	<p>Discharge from Proposed Lot 2's rainwater tank will be directed to the existing outlet or to a new outlet in the drain system adjacent to the property, following the existing drainage patterns of the site.</p> <p>Runoff from the new entranceway will be directed to the available public drains on the northern side of Florance Avenue, following the existing drainage patterns of the site.</p> <p>Runoff will be directed to the public stormwater system, mitigating the potential for runoff to pass over / saturate the surrounding soils in sensitive areas.</p> <p>Ponding is not anticipated to occur provided the recommendations within this report are adhered to, mitigating interference with natural water absorption.</p>
<p>(e) the physical qualities of the soil type;</p>	<p>Waipapa Group sandstone and siltstone.</p>
<p>(f) any adverse effects on the life supporting capacity of the soils;</p>	<p>Runoff from the roof and hardstand areas will be collected and directed to the public stormwater network via sealed pipes and sheet flow, mitigating the potential for contamination of surrounding soils and harm to life.</p>
<p>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</p>	<p>Stormwater runoff from impermeable surfaces is captured by gutter systems or shed via sheet flow to the public stormwater network.</p> <p>Wastewater reticulation is available to service the lots.</p>

	A review of NRC Bore location maps shows no ground water bores in close proximity to the site (i.e. within 20m to the proposed wastewater field).
(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;	The new entranceway is necessary for access to the dwelling. We do not deem the proposed paved areas to be excessive for the site.
i) the extent to which land scaping and vegetation may reduce adverse effects of run-off;	Moderately dense plantings are present on-site. These will aid in the absorption of runoff, mitigating the effects of runoff on the receiving environment.
j) any recognised standards promulgated by industry groups;	N/A.
(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.	63m <sup>2</sup> of impervious area on site has been accounted for in the proposed flow attenuation system, providing outflow control for the 10% and 1% AEP storm events.  Through the proposals of this report, adverse effects of stormwater runoff during storm events can be remedied to that of the permitted activity threshold.
(l) the extent to which the proposal has considered and provided for climate change;	RCP 6.0 2081-2100 rainfall values from HIRDS have been utilised in the design of stormwater management devices, accounting for climate change.
(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.	Attenuation via a detention volume in the existing rainwater tank is proposed, providing outflow control for the 10% and 1% AEP storm events.

## 9. NOTES

If any of the design specifications mentioned in the previous sections are altered or found to be different than what is described in this report, Wilton Joubert Ltd will be required to review this report. Indicative system details have been provided in the appendices of this report (131690-C200, 131690-C201, 131690-C202, 131690-C203 & 131690-C204). Care should be taken when constructing the discharge point to avoid any siphon or backflow effect within the stormwater system.

Subsequent to construction, a programme of regular inspection / maintenance of the system should be initiated by the Owner to ensure the continuance of effective function, and if necessary, the instigation of any maintenance required.

**Wilton Joubert Ltd recommends that all contractors keep a photographic record of their work.**

## 10. LIMITATIONS

The recommendations and opinions contained in this report are based on information received and available from the client at the time of report writing.

This assignment only considers the primary stormwater system. The secondary stormwater system, Overland Flow Paths (OLFP), flooding, vehicular access and the consideration of road/street water flooding is all assumed to be undertaken by a third party.


All drainage design is up to the connection point for each building face of any new structures/slabs; no internal building plumbing or layouts have been undertaken.

During construction, an engineer competent to judge whether the conditions are compatible with the assumptions made in this report should examine the site. In all circumstances, if variations occur which differ from that described or that are assumed to exist, then the matter should be referred to a suitably qualified and experienced engineer.

The performance behaviour outlined by this report is dependent on the construction activity and actions of the builder/contractor. Inappropriate actions during the construction phase may cause behaviour outside the limits given in this report.

This report has been prepared for the particular project described to us and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose.

Wilton Joubert Ltd.



Patrick McSweeney  
BE(Hons)

## REPORT ATTACHMENTS

1. Site Plan - C200 (1 sheet)
2. Tank 1A Detail - C201 (1 sheet)
3. Tank 1B Detail - C202 (1 sheet)
4. Tank 2 Detail - C203 (1 sheet)
5. Riprap Apron Detail - C204 (1 sheet)
6. Calculation Set



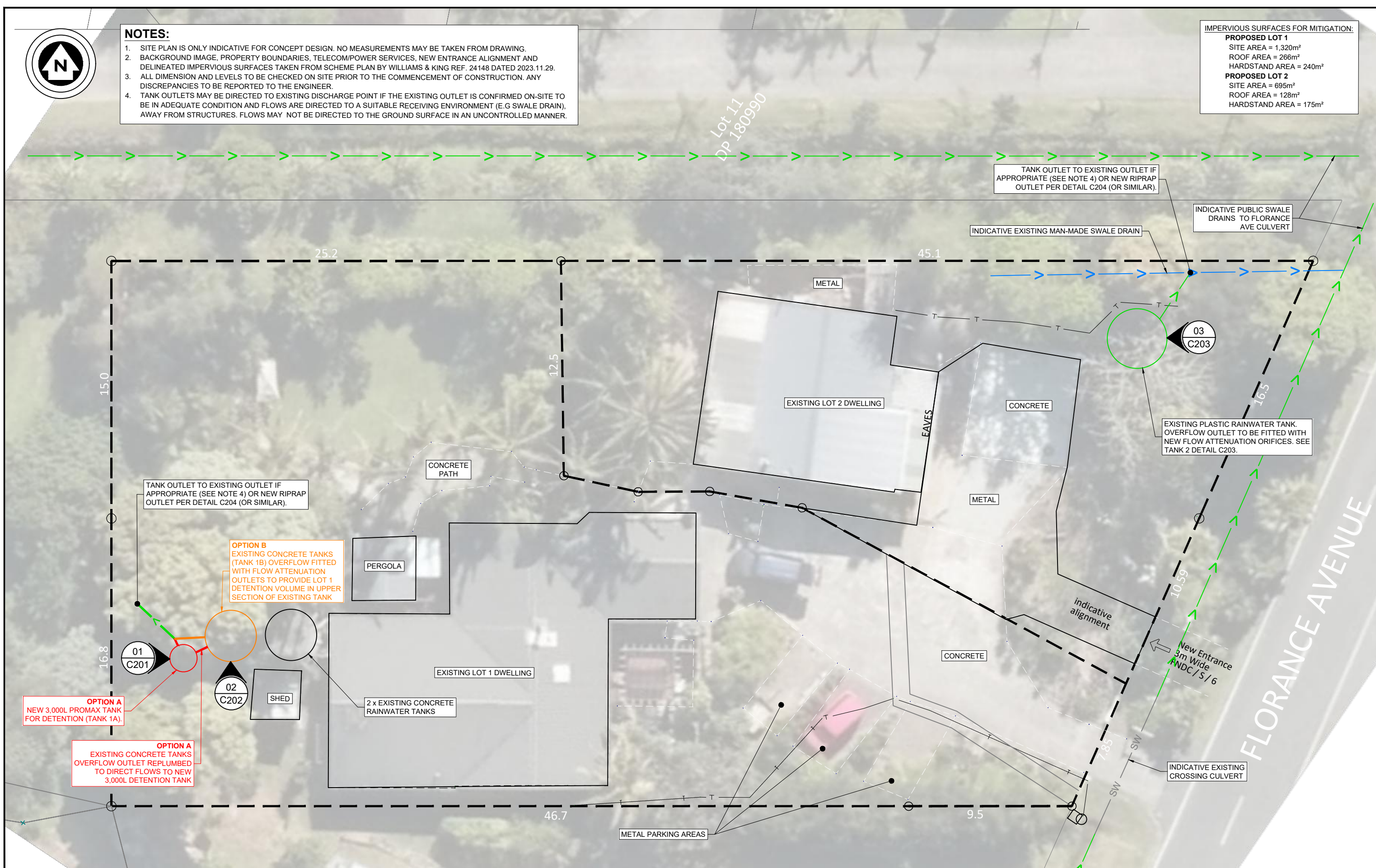


**NOTES:**

1. SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
2. BACKGROUND IMAGE, PROPERTY BOUNDARIES, TELECOM/POWER SERVICES, NEW ENTRANCE ALIGNMENT AND DELINEATED IMPERVIOUS SURFACES TAKEN FROM SCHEME PLAN BY WILLIAMS & KING REF. 24148 DATED 2023.11.29.
3. ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
4. TANK OUTLETS MAY BE DIRECTED TO EXISTING DISCHARGE POINT IF THE EXISTING OUTLET IS CONFIRMED ON-SITE TO BE IN ADEQUATE CONDITION AND FLOWS ARE DIRECTED TO A SUITABLE RECEIVING ENVIRONMENT (E.G SWALE DRAIN), AWAY FROM STRUCTURES. FLOWS MAY NOT BE DIRECTED TO THE GROUND SURFACE IN AN UNCONTROLLED MANNER.

**IMPERVIOUS SURFACES FOR MITIGATION:**

- PROPOSED LOT 1**  
 SITE AREA = 1,320m<sup>2</sup>  
 ROOF AREA = 266m<sup>2</sup>  
 HARDSTAND AREA = 240m<sup>2</sup>
- PROPOSED LOT 2**  
 SITE AREA = 695m<sup>2</sup>  
 ROOF AREA = 128m<sup>2</sup>  
 HARDSTAND AREA = 175m<sup>2</sup>



**WILTON JOUBERT**  
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	FEB '24	PM	STORMWATER REPORT
02	MAR '24	PM	LOT 1 TANK OPTIONS

DESIGNED BY: PM  
 DRAWN BY: PM  
 CHECKED BY: BGS  
 SURVEYED BY: OTHER

**SERVICES NOTE**  
 WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

**FOR INFORMATION**  
 DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:  
**SITE PLAN**

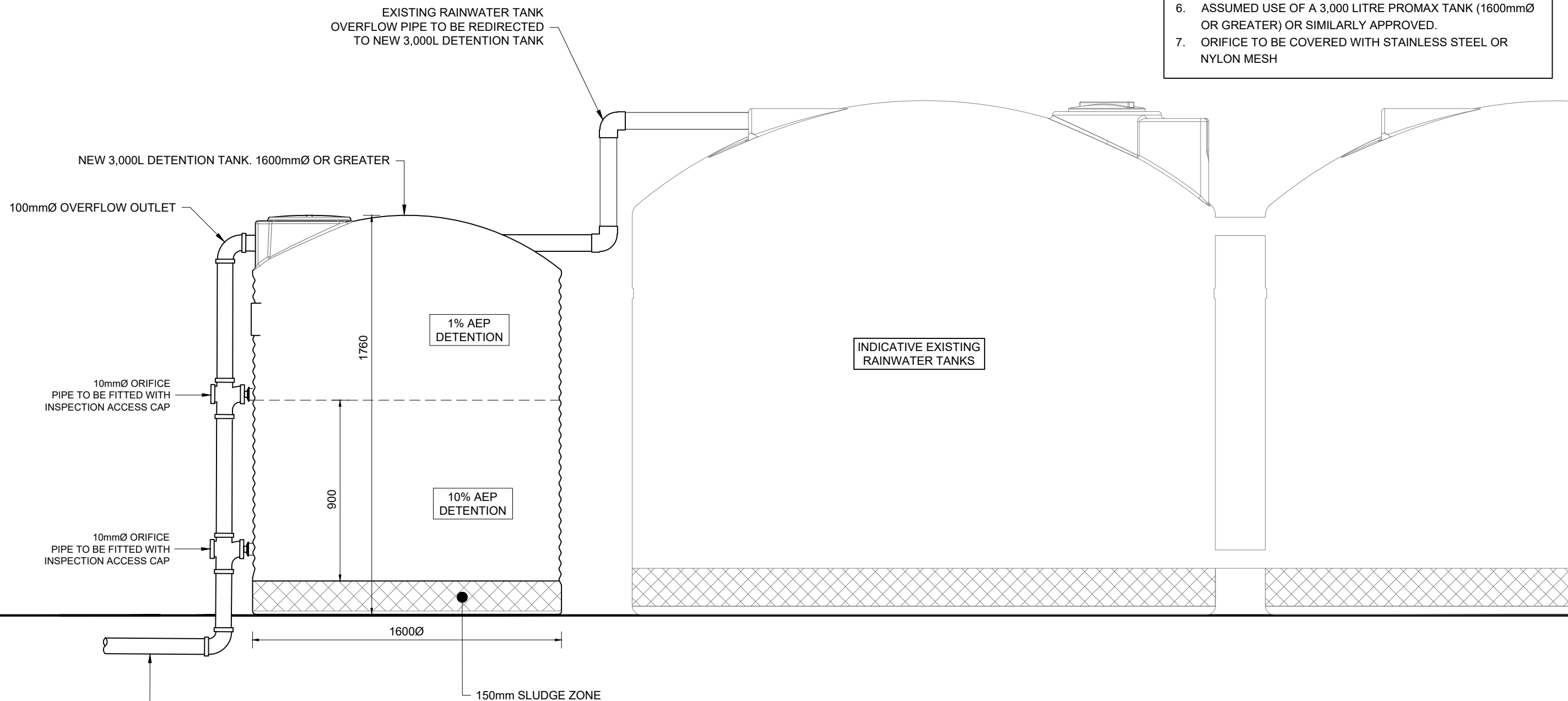
PROJECT DESCRIPTION:  
**STORMWATER MITIGATION REPORT**

PROJECT TITLE:  
**LOTS 1 & 2 DP 42466  
 28 & 30 FLORANCE AVE  
 RUSSELL**

ORIGINAL DRAWING SIZE: A3	OFFICE: <b>OREWA</b>
DRAWING SCALE: 1:200	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: <b>131644-C200</b>	ISSUE: <b>02</b>
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**NOTES:**

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. MINIMUM SLUDGE ZONE OF 150mm TO BE KEPT.
6. ASSUMED USE OF A 3,000 LITRE PROMAX TANK (1600mmØ OR GREATER) OR SIMILARLY APPROVED.
7. ORIFICE TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH



DISCHARGE TO BE DIRECTED TO EXISTING OUTLET. EXISTING OUTLET TO BE CONFIRMED IN ADEQUATE CONDITION PRIOR TO CONSTRUCTION. ALTERNATIVELY, DISCHARGE DIRECTED TO NEW OUTLET PER SECTION 6 OF SW REPORT. DRAINAGE LINE MINIMUM 100mmØ @ >1%

01 TANK 1A DETAIL  
C200 N.T.S

**WILTON JOUBERT**  
Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196  
Christchurch: 021 824 063 Wanaka: 03 443 6209  
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	FEB '24	PM	STORMWATER REPORT
02	MAR '24	PM	LOT 1 TANK OPTIONS

DESIGNED BY:	PM
DRAWN BY:	PM
CHECKED BY:	BGS
SURVEYED BY:	OTHER

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**FOR INFORMATION**  
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:  
**TANK 1A DETAIL**

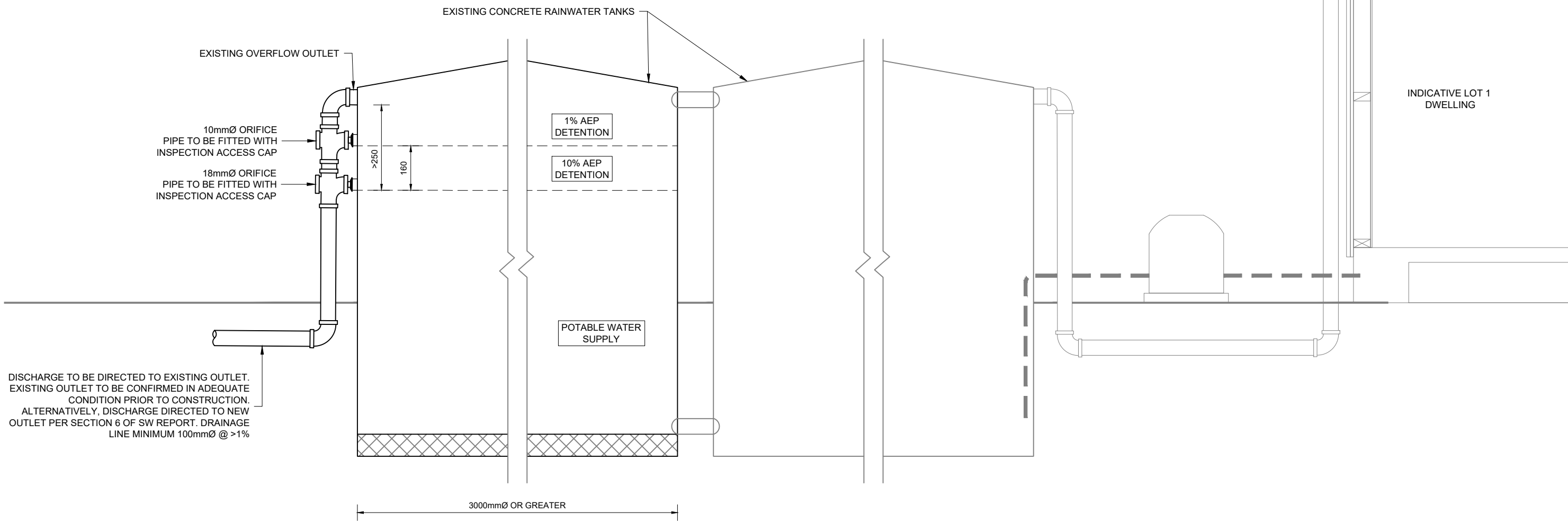
PROJECT DESCRIPTION:  
**STORMWATER MITIGATION REPORT**

PROJECT TITLE:  
**LOTS 1 & 2 DP 42466  
28 & 30 FLORANCE AVE  
RUSSELL**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	<b>OREWA</b>
DRAWING SCALE:	CO-ORDINATE SYSTEM:
<b>N.T.S</b>	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
<b>131644-C201</b>	<b>02</b>
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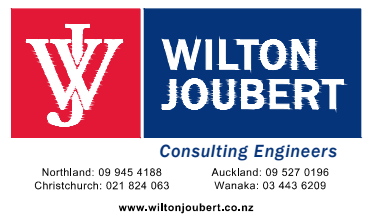
**NOTES:**

1. NOT TO SCALE. DRAWN INDICATIVELY ONLY.
2. ALL LEVELS & DIMENSIONS TO BE CONFIRMED ON SITE & ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
6. ASSUMED USE OF A 3000mmØ RAINWATER TANK.



DISCHARGE TO BE DIRECTED TO EXISTING OUTLET. EXISTING OUTLET TO BE CONFIRMED IN ADEQUATE CONDITION PRIOR TO CONSTRUCTION. ALTERNATIVELY, DISCHARGE DIRECTED TO NEW OUTLET PER SECTION 6 OF SW REPORT. DRAINAGE LINE MINIMUM 100mmØ @ >1%

02 TANK 1B DETAIL  
C200 N.T.S



ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	FEB '24	PM	STORMWATER REPORT
02	MAR '24	PM	LOT 1 TANK OPTIONS

DESIGNED BY:	PM
DRAWN BY:	PM
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**FOR INFORMATION**  
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:  
**TANK 1B DETAIL**

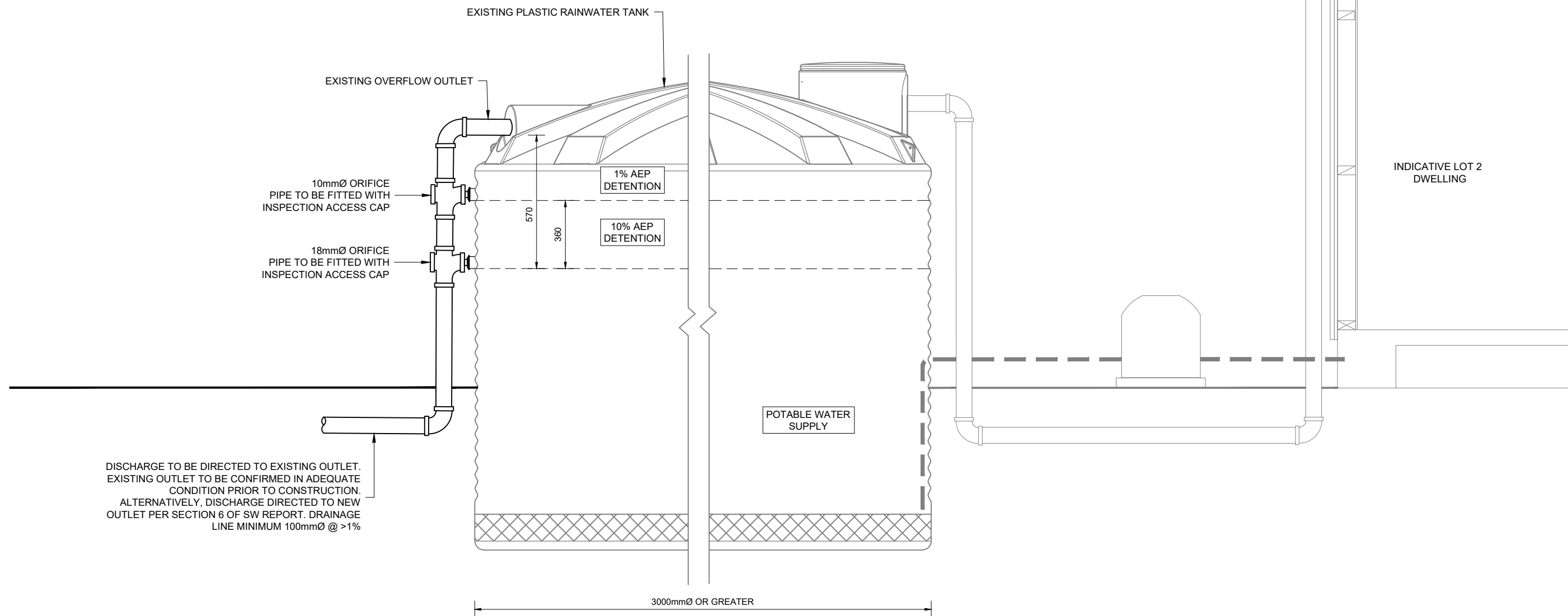
PROJECT DESCRIPTION:  
**STORMWATER MITIGATION REPORT**

PROJECT TITLE:  
**LOTS 1 & 2 DP 42466  
28 & 30 FLORANCE AVE  
RUSSELL**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	OREWA
DRAWING SCALE:	CO-ORDINATE SYSTEM:
N.T.S	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
<b>131644-C202</b>	<b>02</b>
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3. TANK TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS & RELEVANT COUNCIL STANDARDS.
4. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
5. ALL ORIFICE OUTLETS TO BE COVERED WITH STAINLESS STEEL OR NYLON MESH.
6. ASSUMED USE OF A 3000mmØ RAINWATER TANK.



03 LOT 2 TANK DETAIL  
C200 N.T.S

**WILTON JOUBERT**  
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	FEB '24	PM	STORMWATER REPORT
02	MAR '24	PM	LOT 1 TANK OPTIONS

DESIGNED BY: PM  
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DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE: **TANK 2 DETAIL**

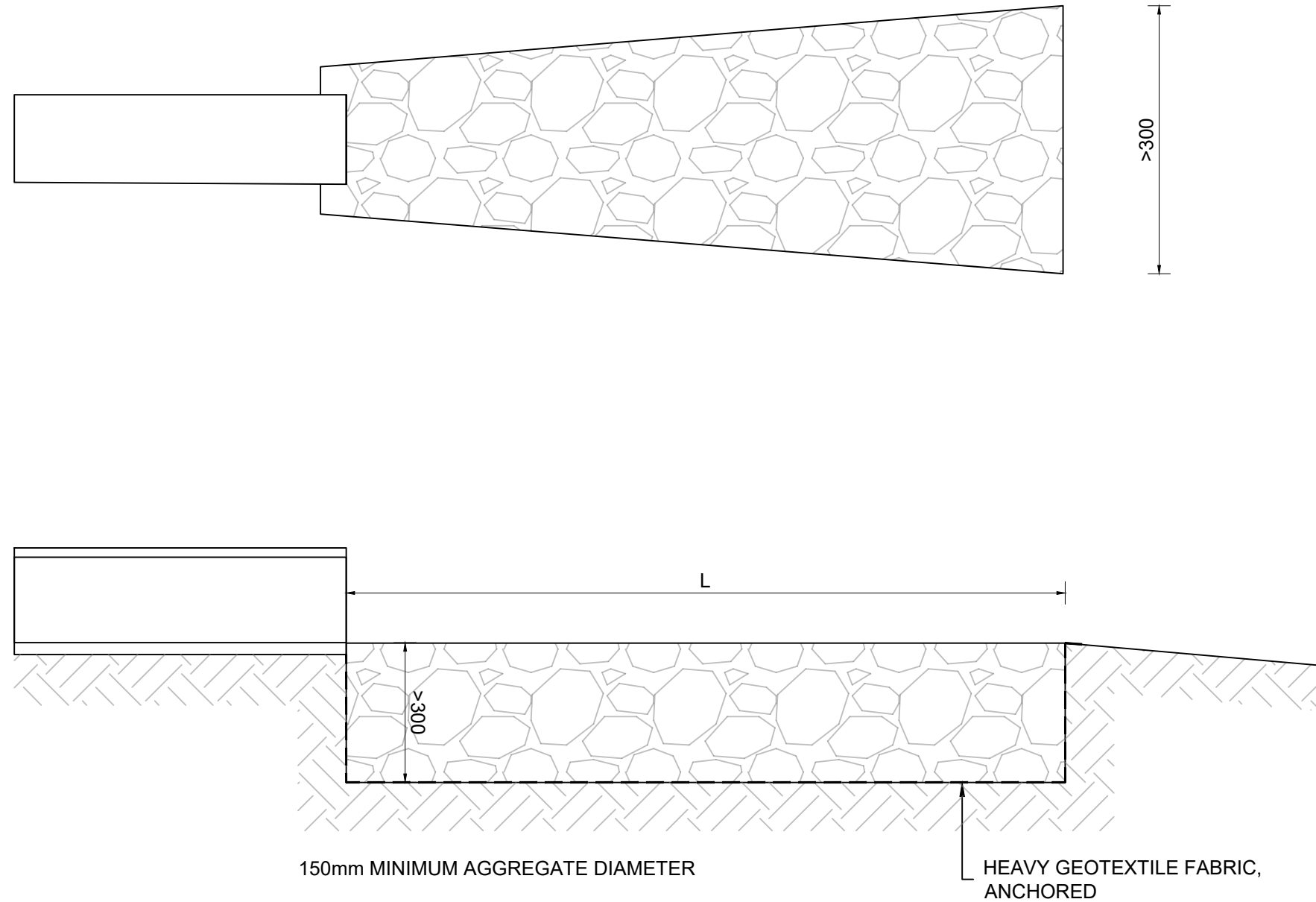
PROJECT DESCRIPTION: **STORMWATER MITIGATION REPORT**

PROJECT TITLE: **LOTS 1 & 2 DP 42466  
28 & 30 FLORANCE AVE  
RUSSELL**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: N.T.S	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 131644-C203	ISSUE: 02
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3. REGULAR INSPECTION & CLEANING IS REQUIRED TO ENSURE THE EFFECTIVE OPERATION OF THE SYSTEM.
4. PROPOSED LOT 1: L = 1300  
PROPOSED LOT 2: L = 1200



03 **RIPRAP OUTLET DETAIL**  
C200 N.T.S

**WILTON JOUBERT**  
Consulting Engineers

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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	FEB '24	PM	STORMWATER REPORT
02	MAR '24	PM	LOT 1 TANK OPTIONS

DESIGNED BY:	PM
DRAWN BY:	PM
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SURVEYED BY:	OTHER

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**FOR INFORMATION**  
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:  
**RIPRAP APRON DETAIL**

PROJECT DESCRIPTION:  
**STORMWATER MITIGATION REPORT**

PROJECT TITLE:  
**LOTS 1 & 2 DP 42466  
28 & 30 FLORANCE AVE  
RUSSELL**

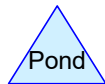
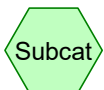
ORIGINAL DRAWING SIZE: <b>A3</b>	OFFICE: <b>OREWA</b>
DRAWING SCALE: <b>N.T.S</b>	CO-ORDINATE SYSTEM: <b>NOT COORDINATED</b>
DRAWING NUMBER: <b>131644-C204</b>	ISSUE: <b>02</b>
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Lot 1 Exceedance of  
Permitted Activity  
Coverage - Greenfields  
Conditions



Lot 2 Exceedance of  
Permitted Activity  
Coverage - Greenfields  
Conditions



**Summary for Subcatchment 34S: Lot 1 Exceedance of Permitted Activity Coverage - Greenfields Conditions**

Runoff = 0.27 L/s @ 0.17 hrs, Volume= 1.3 m<sup>3</sup>, Depth= 32 mm

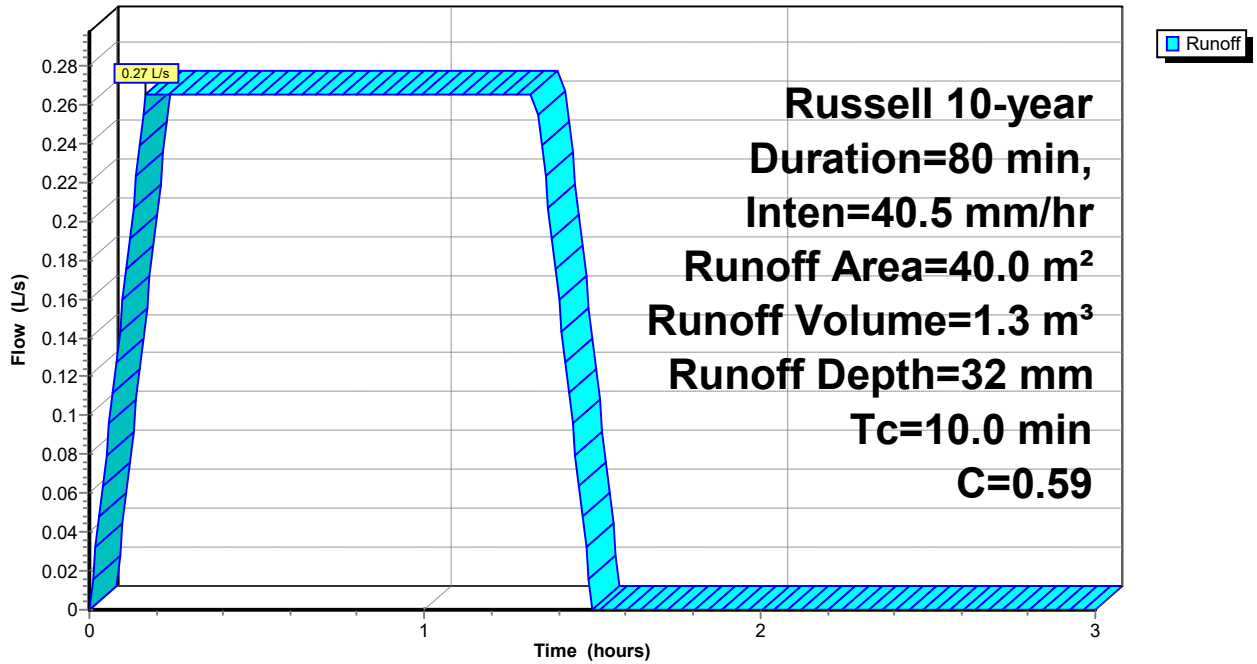
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 10-year Duration=80 min, Inten=40.5 mm/hr

Area (m <sup>2</sup> )	C	Description
40.0	0.59	
40.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 34S: Lot 1 Exceedance of Permitted Activity Coverage - Greenfields Conditions**

Hydrograph



**Summary for Subcatchment 36S: Lot 2 Exceedance of Permitted Activity Coverage - Greenfields Conditions**

Runoff = 0.42 L/s @ 0.17 hrs, Volume= 2.0 m<sup>3</sup>, Depth= 32 mm

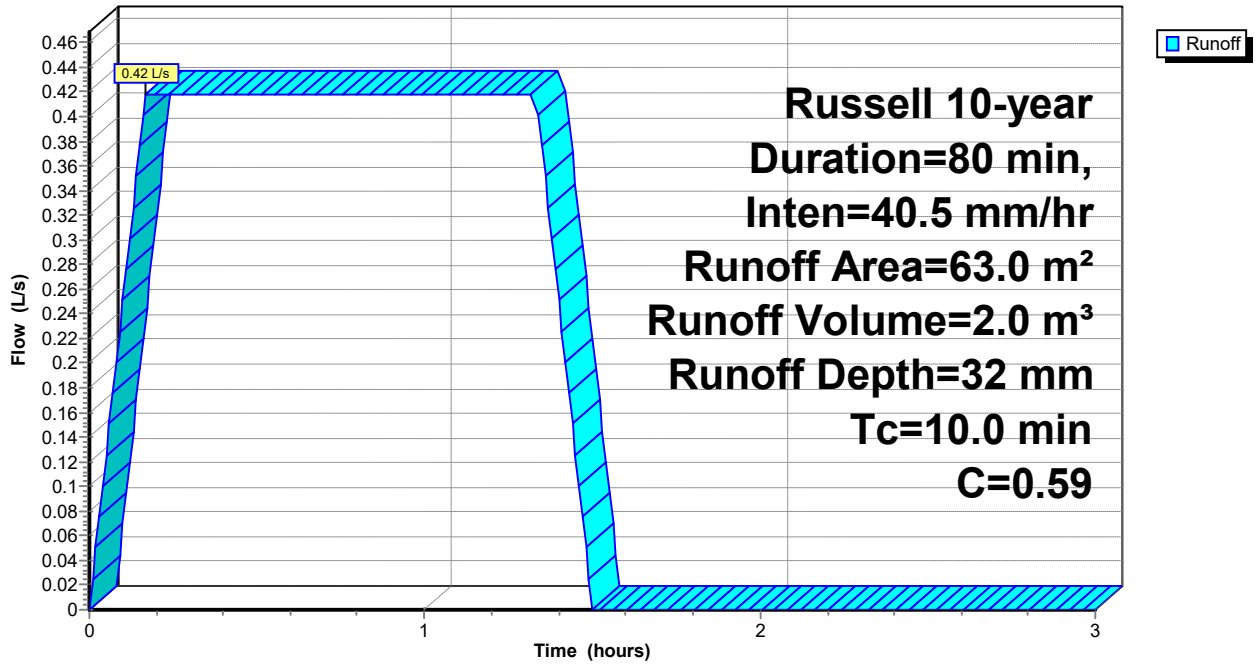
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 10-year Duration=80 min, Inten=40.5 mm/hr

Area (m <sup>2</sup> )	C	Description
63.0	0.59	
63.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 36S: Lot 2 Exceedance of Permitted Activity Coverage - Greenfields Conditions**

Hydrograph





**Summary for Subcatchment 34S: Lot 1 Exceedance of Permitted Activity Coverage - Greenfields Conditions**

Runoff = 0.40 L/s @ 0.17 hrs, Volume= 1.9 m<sup>3</sup>, Depth= 48 mm

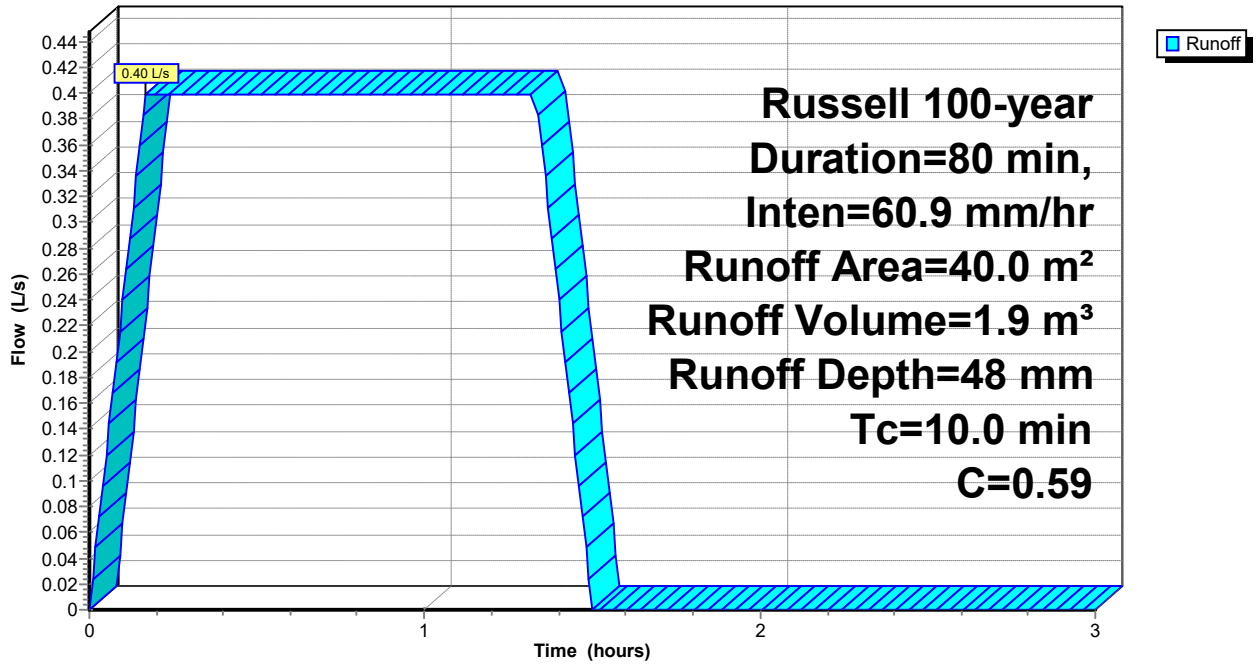
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 100-year Duration=80 min, Inten=60.9 mm/hr

Area (m <sup>2</sup> )	C	Description
40.0	0.59	
40.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 34S: Lot 1 Exceedance of Permitted Activity Coverage - Greenfields Conditions**

Hydrograph



**Summary for Subcatchment 36S: Lot 2 Exceedance of Permitted Activity Coverage - Greenfields Conditions**

Runoff = 0.63 L/s @ 0.17 hrs, Volume= 3.0 m<sup>3</sup>, Depth= 48 mm

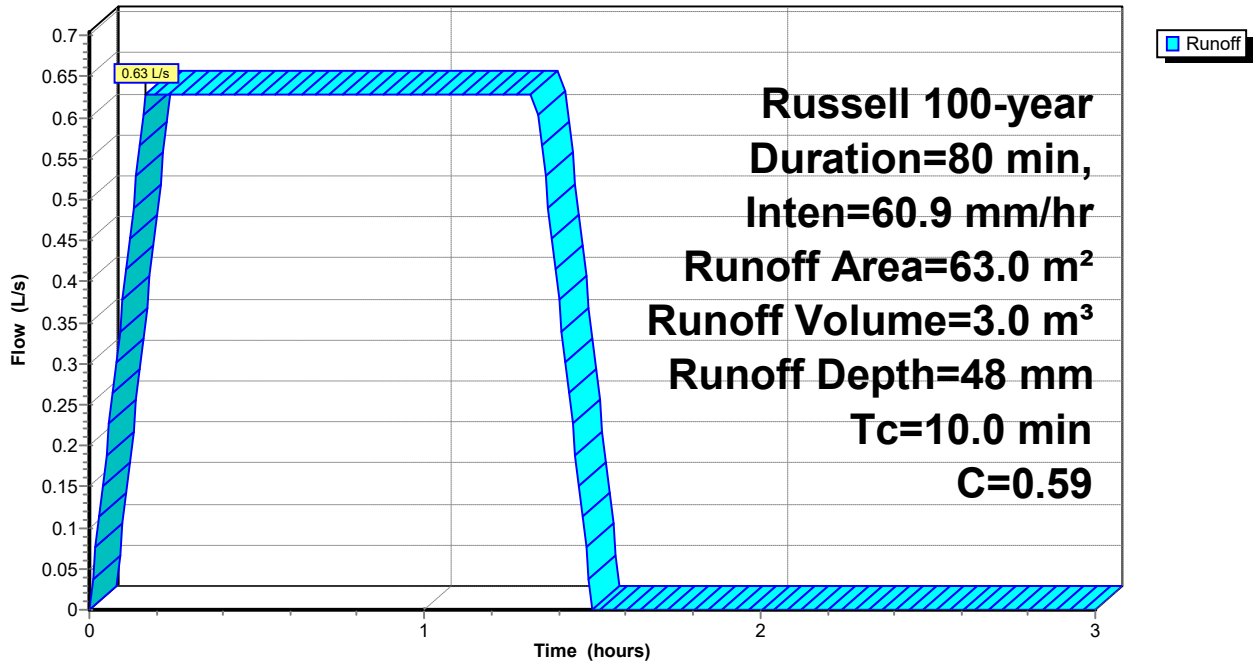
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 100-year Duration=80 min, Inten=60.9 mm/hr

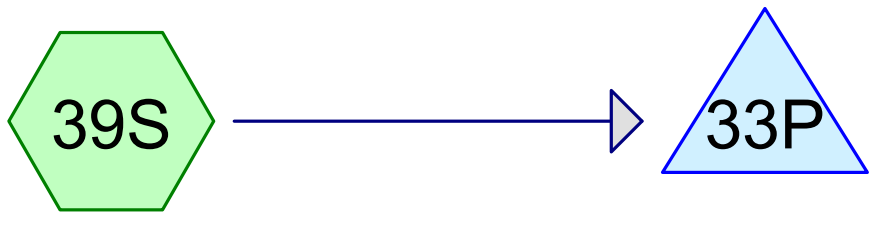
Area (m <sup>2</sup> )	C	Description
63.0	0.59	
63.0		100.00% Pervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 36S: Lot 2 Exceedance of Permitted Activity Coverage - Greenfields Conditions**

Hydrograph





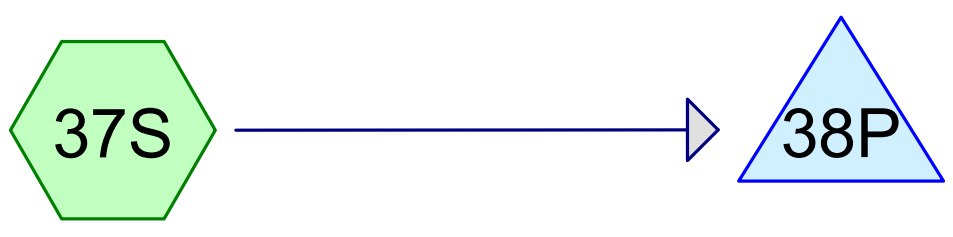
Lot 1 - Permitted Activity  
Exceedance -  
Impermeable (via Roof  
Area)

New 3,000L Detention  
Tank



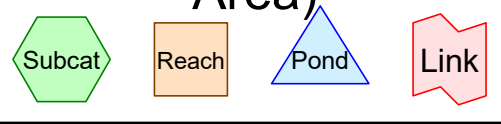
Lot 1 - Permitted Activity  
Exceedance -  
Impermeable (via Roof  
Area)

New Detention Volume  
in Exist Tanks



Lot 2 - Permitted Activity  
Exceedance -  
Impermeable (via Roof  
Area)

New Detention Volume  
in Exist Tank



**Summary for Subcatchment 37S: Lot 2 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Runoff = 0.82 L/s @ 0.17 hrs, Volume= 4.0 m<sup>3</sup>, Depth= 63 mm

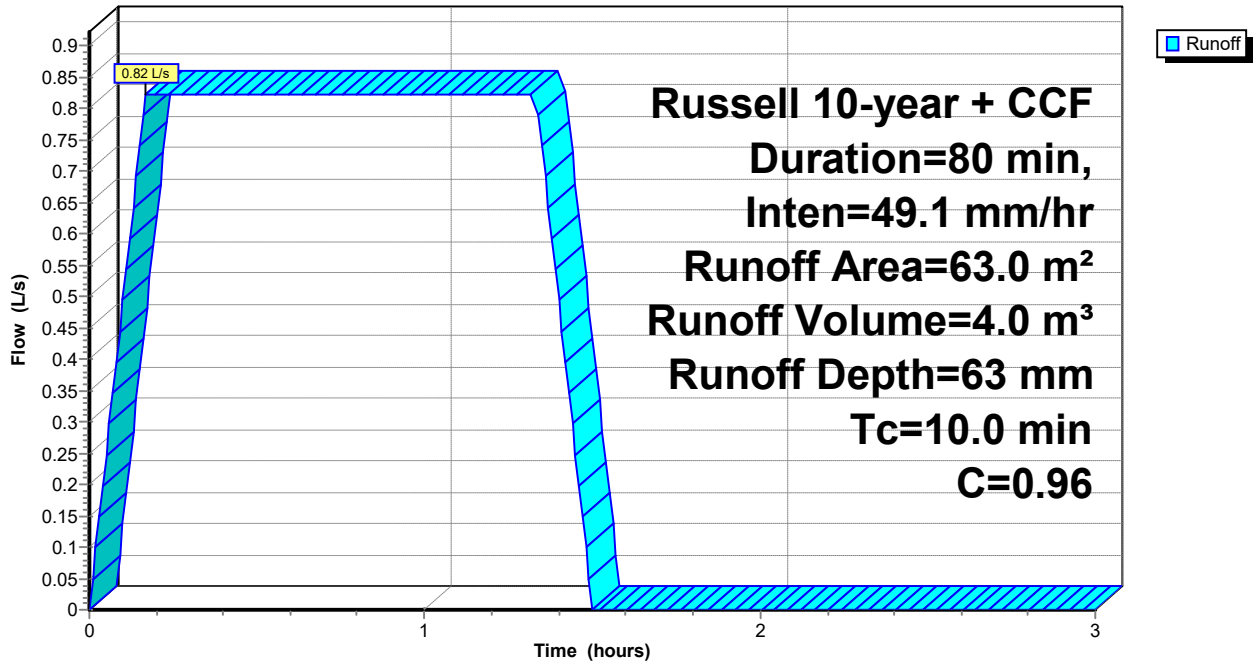
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 10-year + CCF Duration=80 min, Inten=49.1 mm/hr

Area (m <sup>2</sup> )	C	Description
63.0	0.96	Roof
63.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 37S: Lot 2 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Hydrograph



**Summary for Subcatchment 39S: Lot 1 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Runoff = 0.52 L/s @ 0.17 hrs, Volume= 2.5 m<sup>3</sup>, Depth= 63 mm

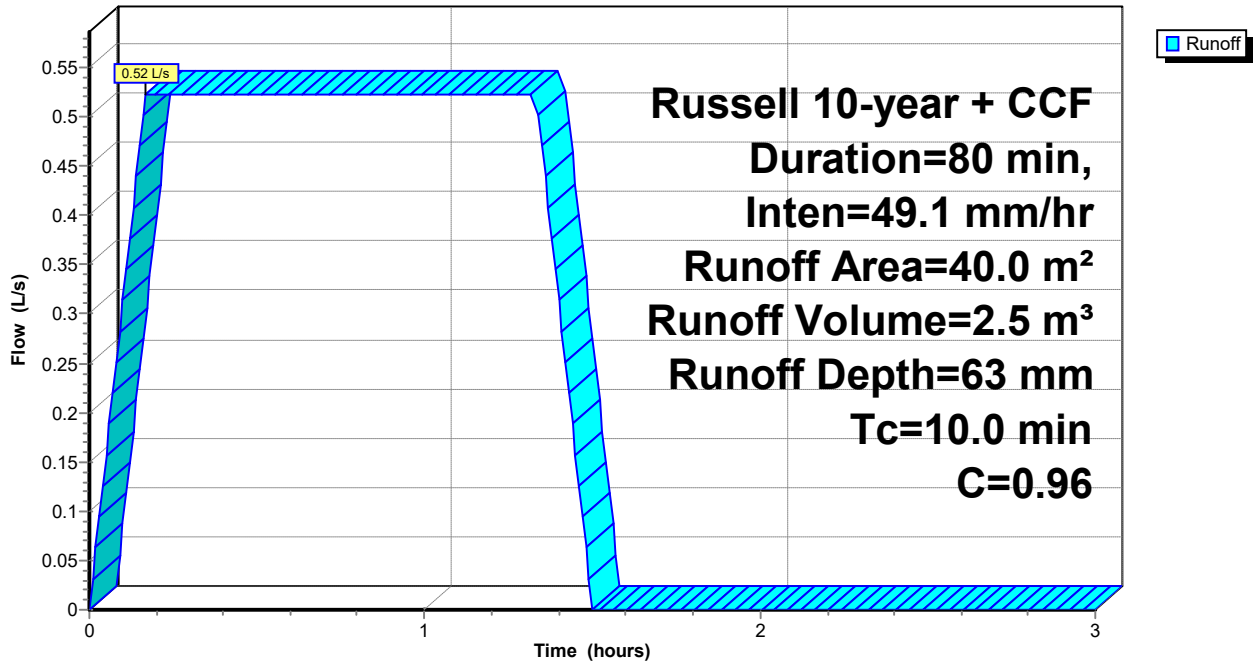
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 10-year + CCF Duration=80 min, Inten=49.1 mm/hr

Area (m <sup>2</sup> )	C	Description
40.0	0.96	Roof
40.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 39S: Lot 1 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Hydrograph



**Summary for Subcatchment 43S: Lot 1 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Runoff = 0.52 L/s @ 0.17 hrs, Volume= 2.5 m<sup>3</sup>, Depth= 63 mm

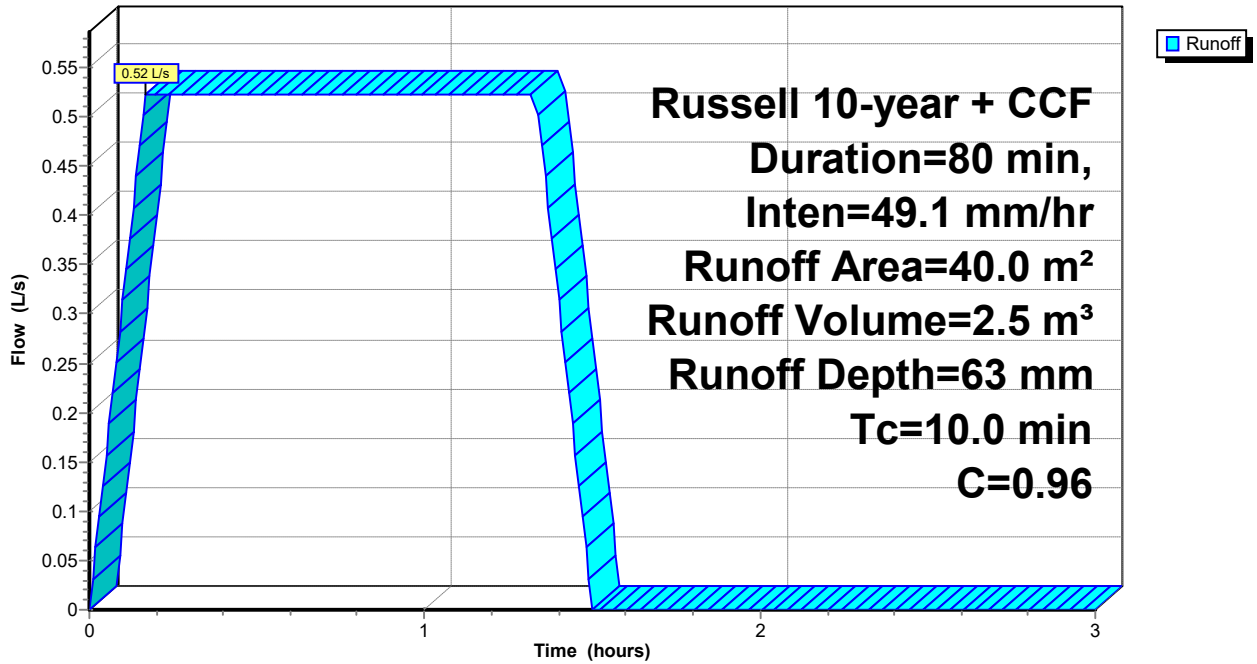
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 10-year + CCF Duration=80 min, Inten=49.1 mm/hr

Area (m <sup>2</sup> )	C	Description
40.0	0.96	Roof
40.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 43S: Lot 1 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Hydrograph



### Summary for Pond 33P: New 3,000L Detention Tank

Inflow Area = 40.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth = 63 mm for 10-year + CCF event  
 Inflow = 0.52 L/s @ 0.17 hrs, Volume= 2.5 m<sup>3</sup>  
 Outflow = 0.20 L/s @ 1.44 hrs, Volume= 1.6 m<sup>3</sup>, Atten= 62%, Lag= 76.0 min  
 Primary = 0.20 L/s @ 1.44 hrs, Volume= 1.6 m<sup>3</sup>

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Peak Elev= 0.900 m @ 1.44 hrs Surf.Area= 2.0 m<sup>2</sup> Storage= 1.8 m<sup>3</sup>

Plug-Flow detention time= 67.1 min calculated for 1.6 m<sup>3</sup> (65% of inflow)  
 Center-of-Mass det. time= 53.1 min ( 98.1 - 45.0 )

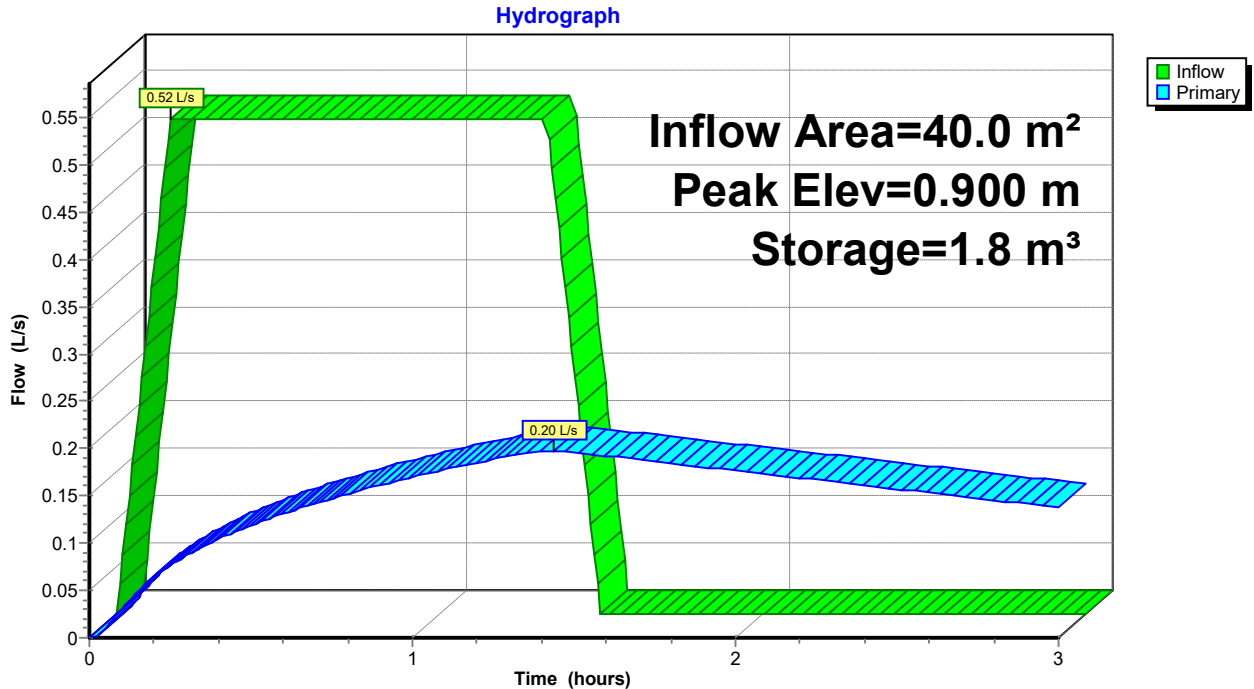
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	3.6 m <sup>3</sup>	1.60 mD x 1.80 mH Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	10 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.900 m	10 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.20 L/s @ 1.44 hrs HW=0.900 m (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.20 L/s @ 2.51 m/s)
- 2=Orifice/Grate (Orifice Controls 0.00 L/s @ 0.02 m/s)

### Pond 33P: New 3,000L Detention Tank



**Summary for Pond 38P: New Detention Volume in Exist Tank**

Inflow Area = 63.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth = 63 mm for 10-year + CCF event  
 Inflow = 0.82 L/s @ 0.17 hrs, Volume= 4.0 m<sup>3</sup>  
 Outflow = 0.40 L/s @ 1.42 hrs, Volume= 3.1 m<sup>3</sup>, Atten= 51%, Lag= 74.9 min  
 Primary = 0.40 L/s @ 1.42 hrs, Volume= 3.1 m<sup>3</sup>

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Peak Elev= 0.359 m @ 1.42 hrs Surf.Area= 7.1 m<sup>2</sup> Storage= 2.5 m<sup>3</sup>

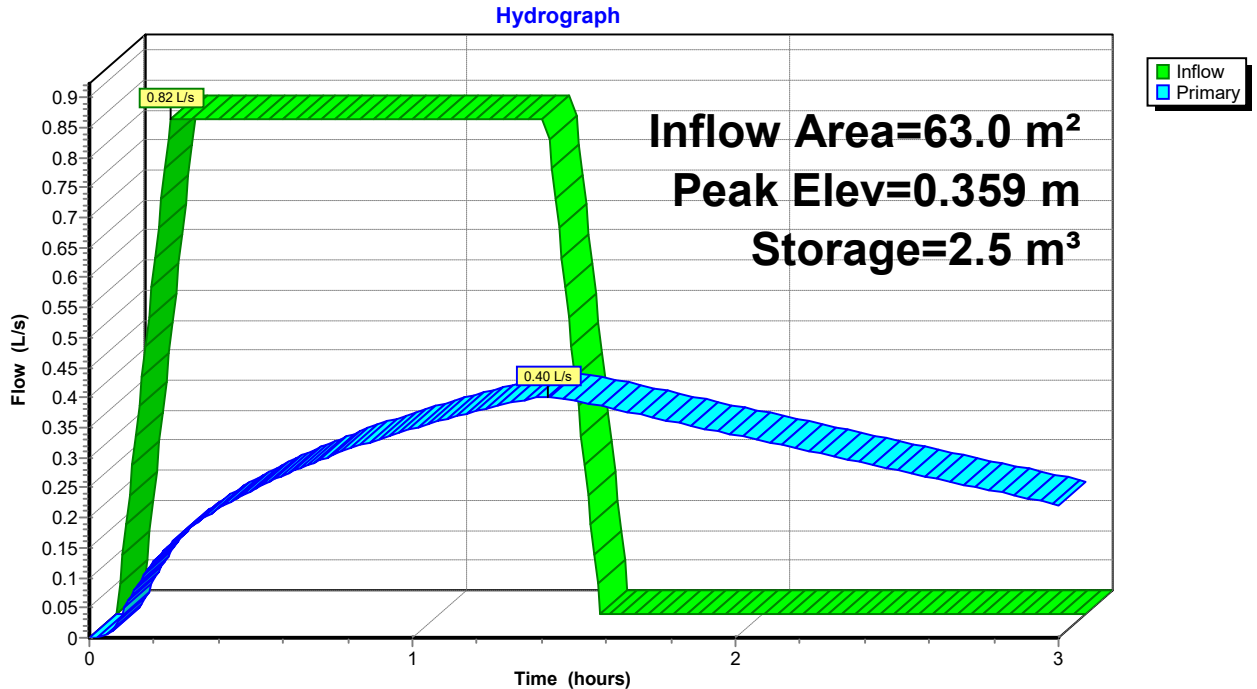
Plug-Flow detention time= 58.8 min calculated for 3.1 m<sup>3</sup> (79% of inflow)  
 Center-of-Mass det. time= 50.5 min ( 95.5 - 45.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	18.4 m <sup>3</sup>	<b>3.00 mD x 2.60 mH Vertical Cone/Cylinder</b>

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	<b>18 mm Vert. Orifice/Grate</b> C= 0.600
#2	Primary	0.360 m	<b>10 mm Vert. Orifice/Grate</b> C= 0.600

**Primary OutFlow** Max=0.40 L/s @ 1.42 hrs HW=0.359 m (Free Discharge)  
 1=Orifice/Grate (Orifice Controls 0.40 L/s @ 1.57 m/s)  
 2=Orifice/Grate ( Controls 0.00 L/s)

**Pond 38P: New Detention Volume in Exist Tank**





**Summary for Pond 44P: New Detention Volume in Exist Tanks**

Inflow Area = 40.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth = 63 mm for 10-year + CCF event  
 Inflow = 0.52 L/s @ 0.17 hrs, Volume= 2.5 m<sup>3</sup>  
 Outflow = 0.26 L/s @ 1.42 hrs, Volume= 2.0 m<sup>3</sup>, Atten= 50%, Lag= 74.8 min  
 Primary = 0.26 L/s @ 1.42 hrs, Volume= 2.0 m<sup>3</sup>

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Peak Elev= 0.158 m @ 1.42 hrs Surf.Area= 10.2 m<sup>2</sup> Storage= 1.6 m<sup>3</sup>

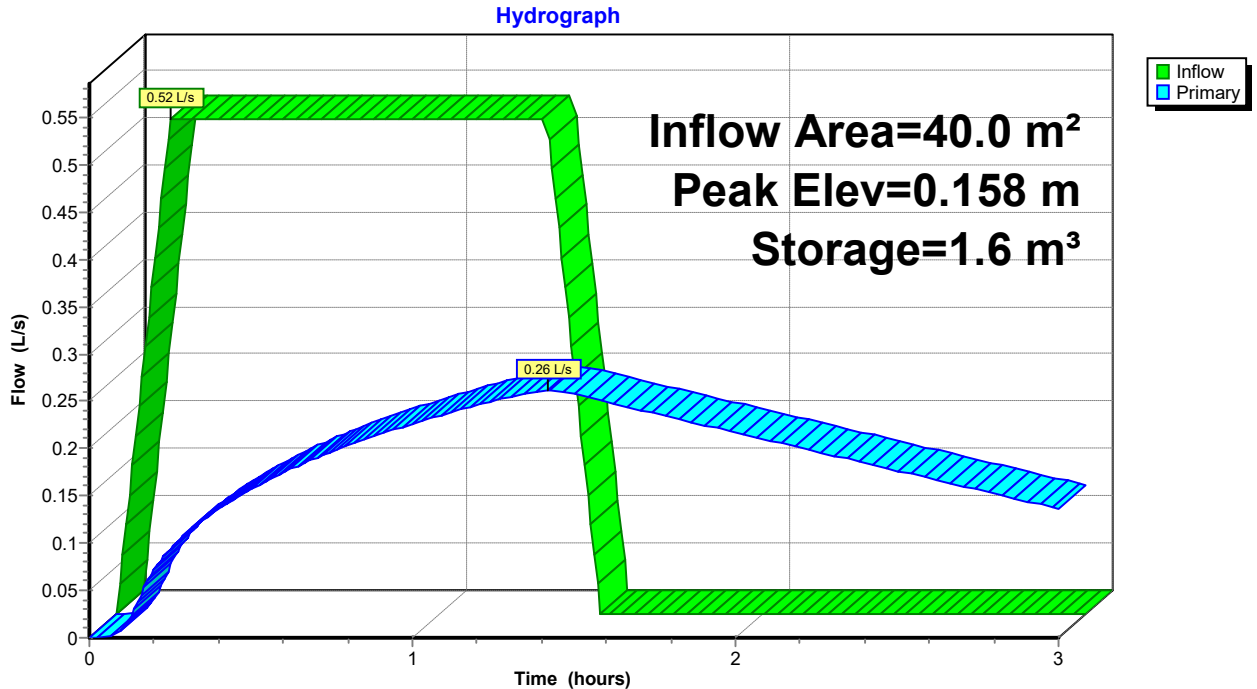
Plug-Flow detention time= 58.6 min calculated for 2.0 m<sup>3</sup> (80% of inflow)  
 Center-of-Mass det. time= 50.5 min ( 95.5 - 45.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	26.5 m <sup>3</sup>	3.60 mD x 2.60 mH Vertical Cone/Cylinder

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	18 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.160 m	10 mm Vert. Orifice/Grate C= 0.600

**Primary OutFlow** Max=0.26 L/s @ 1.42 hrs HW=0.158 m (Free Discharge)  
 1=Orifice/Grate (Orifice Controls 0.26 L/s @ 1.03 m/s)  
 2=Orifice/Grate ( Controls 0.00 L/s)

**Pond 44P: New Detention Volume in Exist Tanks**



**Summary for Subcatchment 37S: Lot 2 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

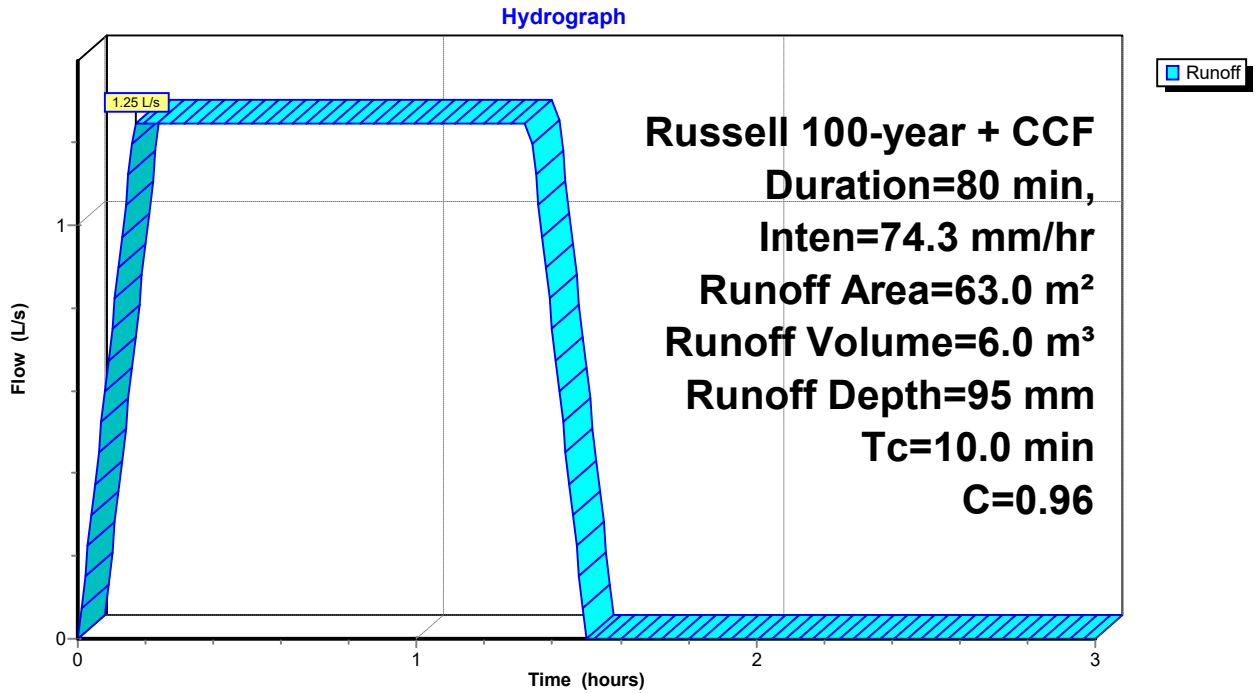
Runoff = 1.25 L/s @ 0.17 hrs, Volume= 6.0 m<sup>3</sup>, Depth= 95 mm

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 100-year + CCF Duration=80 min, Inten=74.3 mm/hr

Area (m <sup>2</sup> )	C	Description
63.0	0.96	Roof
63.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 37S: Lot 2 - Permitted Activity Exceedance - Impermeable (via Roof Area)**



**Summary for Subcatchment 39S: Lot 1 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Runoff = 0.79 L/s @ 0.17 hrs, Volume= 3.8 m<sup>3</sup>, Depth= 95 mm

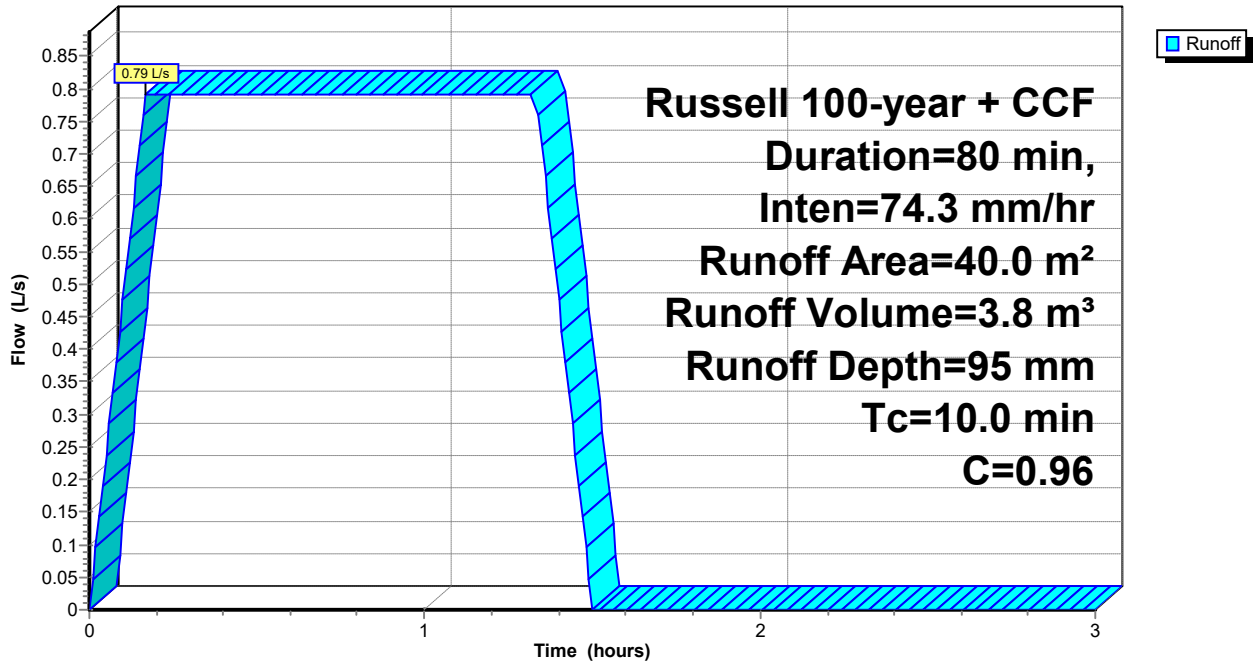
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 100-year + CCF Duration=80 min, Inten=74.3 mm/hr

Area (m <sup>2</sup> )	C	Description
40.0	0.96	Roof
40.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 39S: Lot 1 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Hydrograph



**Summary for Subcatchment 43S: Lot 1 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Runoff = 0.79 L/s @ 0.17 hrs, Volume= 3.8 m<sup>3</sup>, Depth= 95 mm

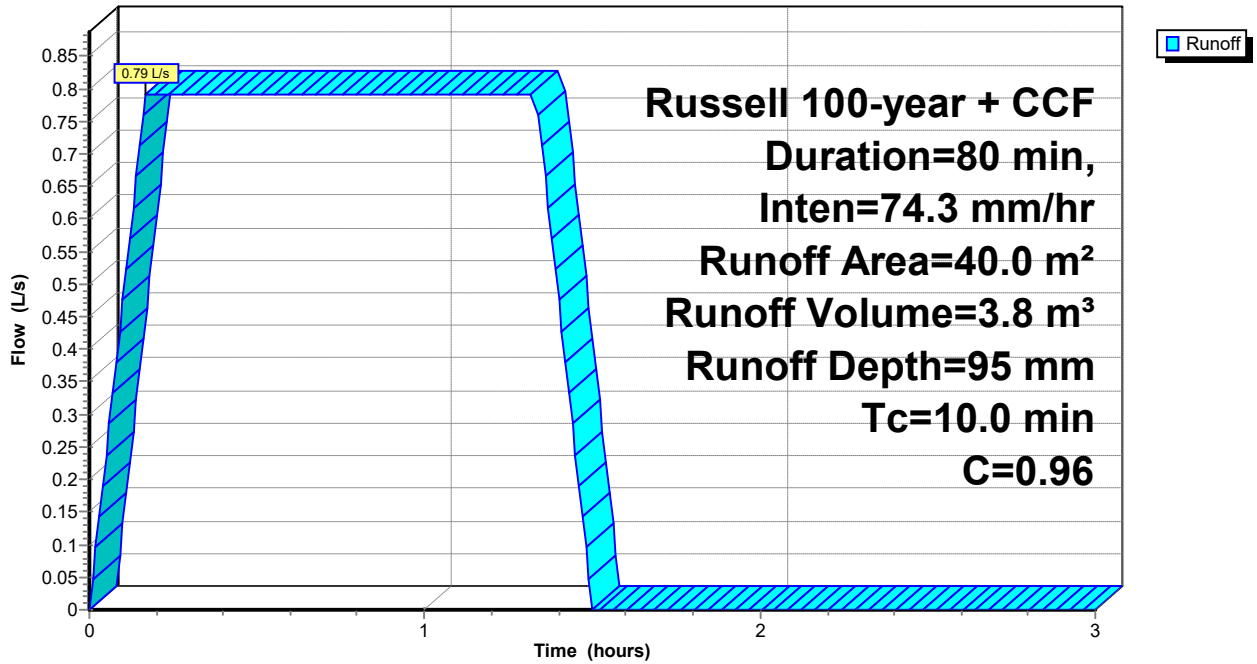
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Russell 100-year + CCF Duration=80 min, Inten=74.3 mm/hr

Area (m <sup>2</sup> )	C	Description
40.0	0.96	Roof
40.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 43S: Lot 1 - Permitted Activity Exceedance - Impermeable (via Roof Area)**

Hydrograph



### Summary for Pond 33P: New 3,000L Detention Tank

Inflow Area = 40.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth = 95 mm for 100-year + CCF event  
 Inflow = 0.79 L/s @ 0.17 hrs, Volume= 3.8 m<sup>3</sup>  
 Outflow = 0.38 L/s @ 1.42 hrs, Volume= 2.5 m<sup>3</sup>, Atten= 52%, Lag= 75.0 min  
 Primary = 0.38 L/s @ 1.42 hrs, Volume= 2.5 m<sup>3</sup>

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Peak Elev= 1.349 m @ 1.42 hrs Surf.Area= 2.0 m<sup>2</sup> Storage= 2.7 m<sup>3</sup>

Plug-Flow detention time= 65.0 min calculated for 2.5 m<sup>3</sup> (65% of inflow)  
 Center-of-Mass det. time= 51.1 min ( 96.1 - 45.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	3.6 m <sup>3</sup>	1.60 mD x 1.80 mH Vertical Cone/Cylinder

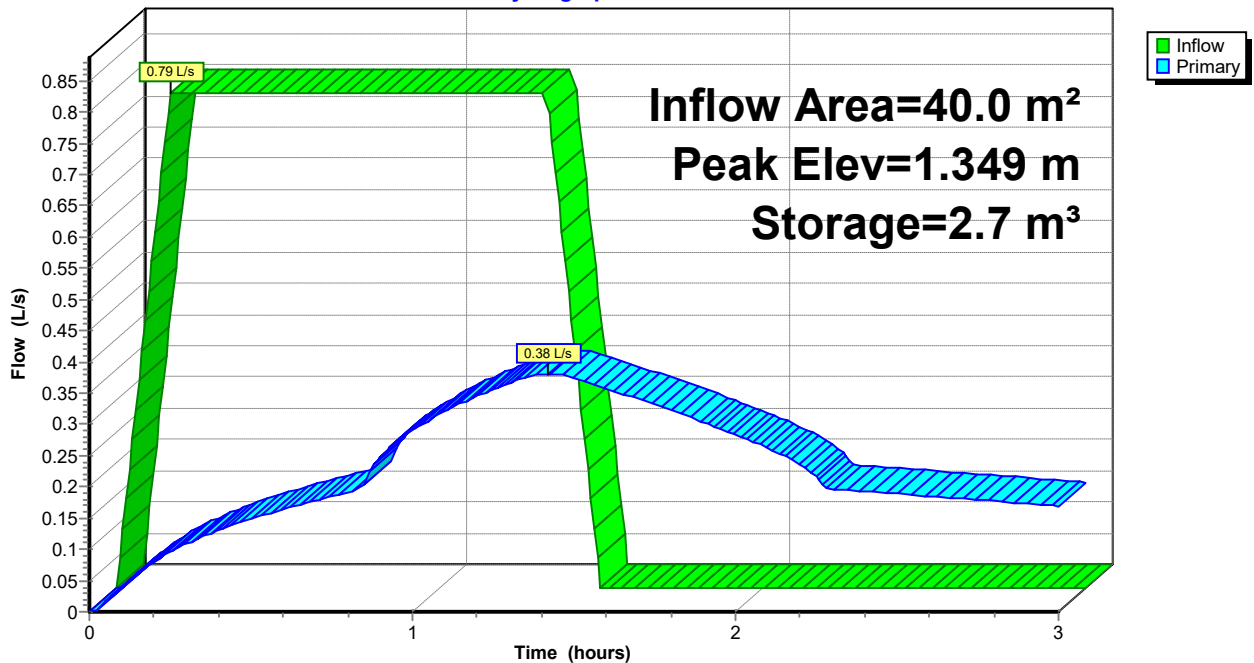
Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	10 mm Vert. Orifice/Grate C= 0.600
#2	Primary	0.900 m	10 mm Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.38 L/s @ 1.42 hrs HW=1.349 m (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.24 L/s @ 3.08 m/s)
- 2=Orifice/Grate (Orifice Controls 0.14 L/s @ 1.77 m/s)

### Pond 33P: New 3,000L Detention Tank

Hydrograph



### Summary for Pond 38P: New Detention Volume in Exist Tank

Inflow Area = 63.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth = 95 mm for 100-year + CCF event  
 Inflow = 1.25 L/s @ 0.17 hrs, Volume= 6.0 m<sup>3</sup>  
 Outflow = 0.60 L/s @ 1.42 hrs, Volume= 4.4 m<sup>3</sup>, Atten= 52%, Lag= 75.0 min  
 Primary = 0.60 L/s @ 1.42 hrs, Volume= 4.4 m<sup>3</sup>

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Peak Elev= 0.570 m @ 1.42 hrs Surf.Area= 7.1 m<sup>2</sup> Storage= 4.0 m<sup>3</sup>

Plug-Flow detention time= 61.5 min calculated for 4.4 m<sup>3</sup> (73% of inflow)  
 Center-of-Mass det. time= 50.9 min ( 95.9 - 45.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	18.4 m <sup>3</sup>	<b>3.00 mD x 2.60 mH Vertical Cone/Cylinder</b>

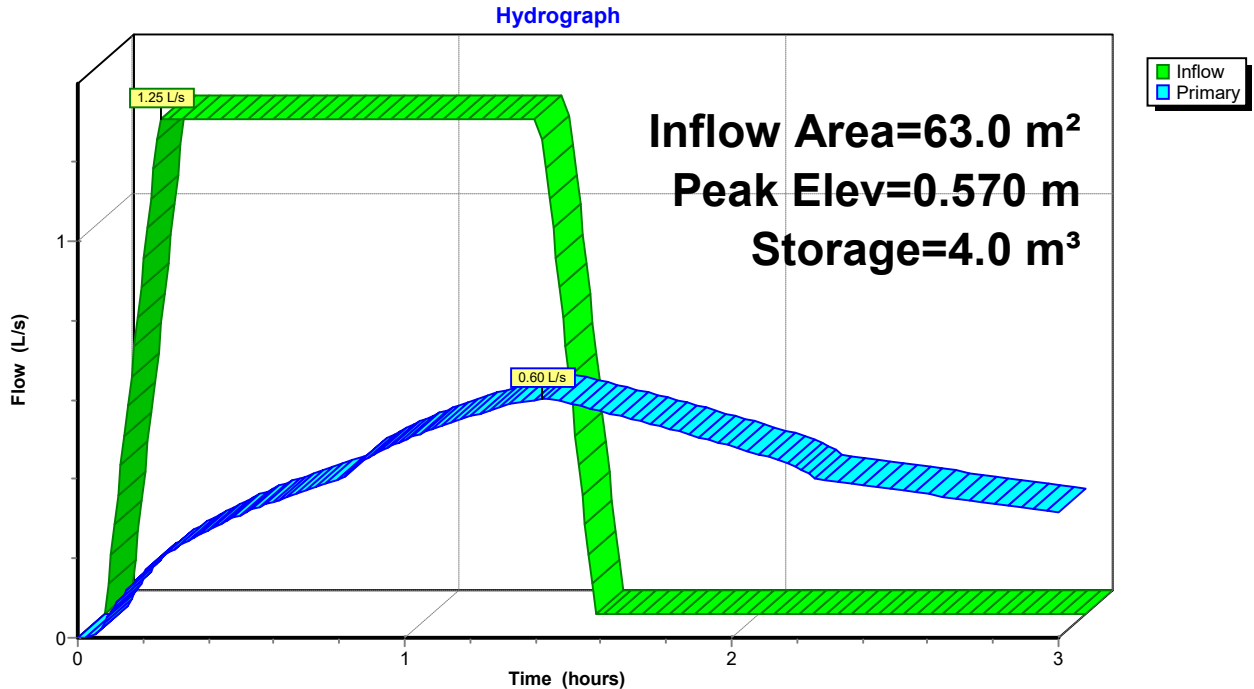
Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	<b>18 mm Vert. Orifice/Grate</b> C= 0.600
#2	Primary	0.360 m	<b>10 mm Vert. Orifice/Grate</b> C= 0.600

**Primary OutFlow** Max=0.60 L/s @ 1.42 hrs HW=0.570 m (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.51 L/s @ 1.99 m/s)

2=Orifice/Grate (Orifice Controls 0.09 L/s @ 1.20 m/s)

### Pond 38P: New Detention Volume in Exist Tank



**Summary for Pond 44P: New Detention Volume in Exist Tanks**

Inflow Area = 40.0 m<sup>2</sup>, 100.00% Impervious, Inflow Depth = 95 mm for 100-year + CCF event  
 Inflow = 0.79 L/s @ 0.17 hrs, Volume= 3.8 m<sup>3</sup>  
 Outflow = 0.39 L/s @ 1.42 hrs, Volume= 2.8 m<sup>3</sup>, Atten= 50%, Lag= 74.8 min  
 Primary = 0.39 L/s @ 1.42 hrs, Volume= 2.8 m<sup>3</sup>

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs  
 Peak Elev= 0.250 m @ 1.42 hrs Surf.Area= 10.2 m<sup>2</sup> Storage= 2.5 m<sup>3</sup>

Plug-Flow detention time= 61.1 min calculated for 2.8 m<sup>3</sup> (74% of inflow)  
 Center-of-Mass det. time= 50.9 min ( 95.9 - 45.0 )

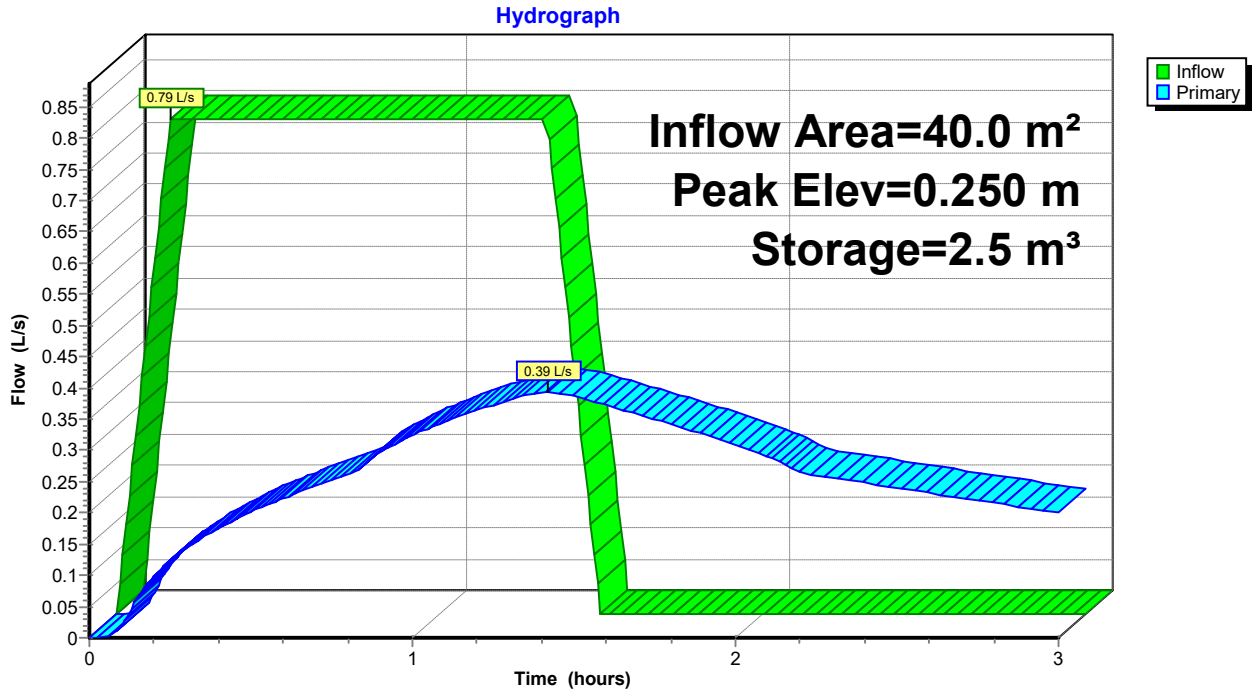
Volume	Invert	Avail.Storage	Storage Description
#1	0.000 m	26.5 m <sup>3</sup>	<b>3.60 mD x 2.60 mH Vertical Cone/Cylinder</b>

Device	Routing	Invert	Outlet Devices
#1	Primary	0.000 m	<b>18 mm Vert. Orifice/Grate</b> C= 0.600
#2	Primary	0.160 m	<b>10 mm Vert. Orifice/Grate</b> C= 0.600

**Primary OutFlow** Max=0.39 L/s @ 1.42 hrs HW=0.250 m (Free Discharge)

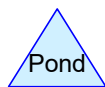
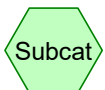
- 1=Orifice/Grate (Orifice Controls 0.33 L/s @ 1.30 m/s)
- 2=Orifice/Grate (Orifice Controls 0.06 L/s @ 0.77 m/s)

**Pond 44P: New Detention Volume in Exist Tanks**





# Lot 1 Roof Area





**Summary for Subcatchment 40S: Lot 1 Roof Area**

Runoff = 9.20 L/s @ 0.17 hrs, Volume= 5.6 m<sup>3</sup>, Depth= 21 mm

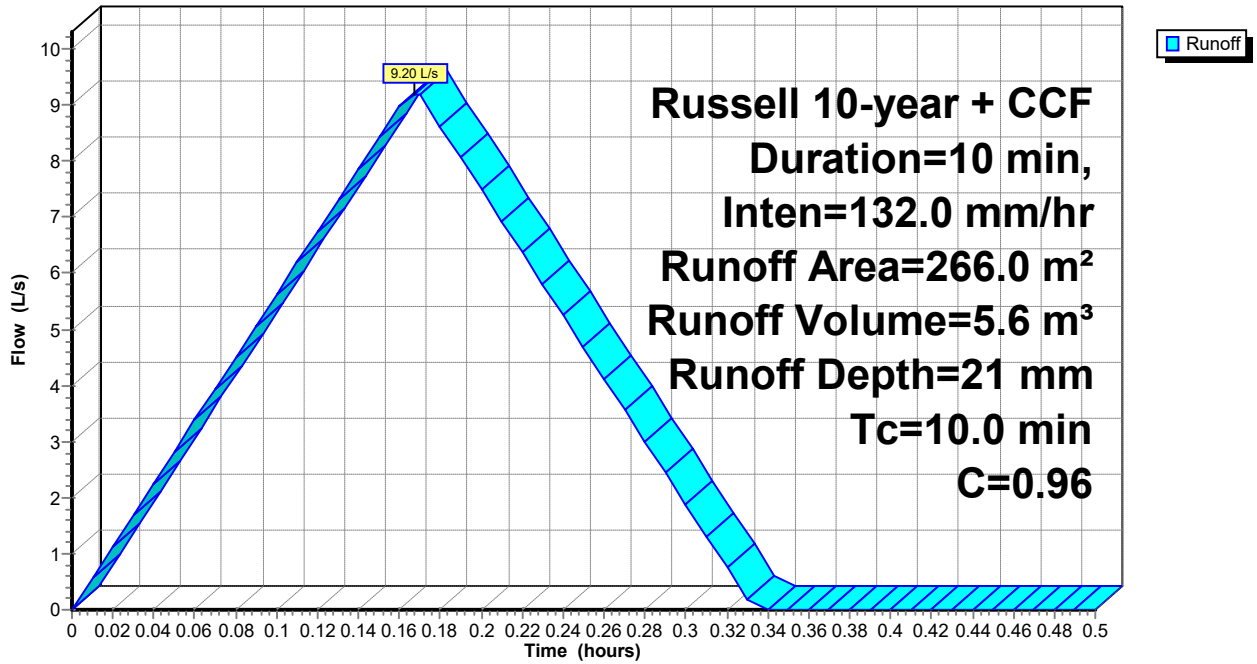
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-0.50 hrs, dt= 0.01 hrs  
 Russell 10-year + CCF Duration=10 min, Inten=132.0 mm/hr

Area (m <sup>2</sup> )	C	Description
266.0	0.96	Roof
266.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 40S: Lot 1 Roof Area**

Hydrograph





ADDRESS	28 & 30 Florance Ave - Proposed Lot 1 Russell
REFERENCE	Outlet protection design as per TP10 *In accordance with section 13.4

JOB NO.:	131690
DATE:	22.02.24
DESIGNER:	PM
CHECKER:	BGS

**Discharge velocity**

	9.2	l/s	calculated flow rate from outlet (Q)	<i>(peak flow for 10% AEP + CCF)</i>
	0.1	m	size of outlet (D <sub>o</sub> )	
	0.0079	m <sup>2</sup>	outlet area = $\pi r^2 \times (x/2)^2$	
	5	%	maximum grade on pipe	
	0.01		pipe material mannings (n)	
Dv	1.559	m/s	discharge velocity from pipe outlet	

**Equivalent Aggregate Diameter (d<sub>s</sub>)**

Where:  $d_s = 0.25 \times D_o \times F_o$

	0.1	m	Outlet diameter (m)
	1.88	m	Froude number = $V/(g \times d_p)^{0.5}$
	0.070	m	depth of flow in pipe
	1.559	m/s	velocity of flow in pipe
D <sub>s</sub>	0.150	m	required aggregate diameter (TR2013/018 Section 4.4.3.1)

**Thickness of Aggregate Layer**

Where:  $D_a = 2d_s$

D <sub>a</sub>	0.300	m	depth of aggregate at base of rip-rap
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**Width of Mouth of Rip-Rap (W<sub>a</sub>)**

Where:  $W_a = 3D_o$

W <sub>a</sub>	0.300	m	as per above
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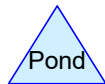
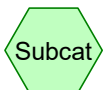
**Rip-Rap Outfall Length (L<sub>a</sub>)**

Where:  $D_o (8 + 17 \times \log F_o)$

L <sub>a</sub>	1.265	m
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# Lot 2 Roof Area



**Summary for Subcatchment 41S: Lot 2 Roof Area**

Runoff = 4.43 L/s @ 0.17 hrs, Volume= 2.7 m<sup>3</sup>, Depth= 21 mm

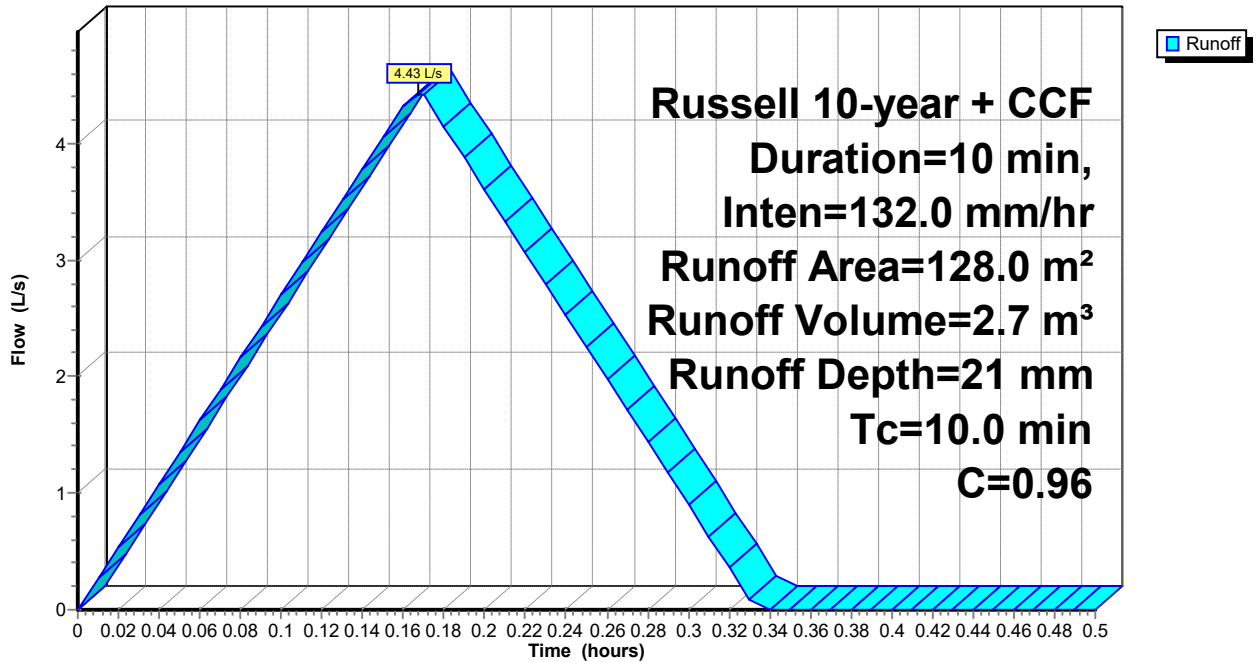
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-0.50 hrs, dt= 0.01 hrs  
 Russell 10-year + CCF Duration=10 min, Inten=132.0 mm/hr

Area (m <sup>2</sup> )	C	Description
128.0	0.96	Roof
128.0		100.00% Impervious Area

Tc (min)	Length (meters)	Slope (m/m)	Velocity (m/sec)	Capacity (m <sup>3</sup> /s)	Description
10.0					Direct Entry,

**Subcatchment 41S: Lot 2 Roof Area**

Hydrograph





ADDRESS	28 & 30 Florance Ave - Proposed Lot 2 Russell
REFERENCE	Outlet protection design as per TP10 *In accordance with section 13.4

JOB NO.:	131690
DATE:	22.02.24
DESIGNER:	PM
CHECKER:	BGS

**Discharge velocity**

	4.43 l/s	calculated flow rate from outlet (Q)	(peak flow for 10% AEP + CCF)
	0.1 m	size of outlet (D <sub>o</sub> )	
	0.0079 m <sup>2</sup>	outlet area = $\pi r^2 \times (x/2)^2$	
	5 %	maximum grade on pipe	
	0.01	pipe material mannings (n)	
Dv	1.163 m/s	discharge velocity from pipe outlet	

**Equivalent Aggregate Diameter (d<sub>s</sub>)**

Where:  $d_s = 0.25 \times D_o \times F_o$

	0.1 m	Outlet diameter (m)
	1.68 m	Froude number = $V / (g \times d_p)^{0.5}$
	0.049 m	depth of flow in pipe
	1.163 m/s	velocity of flow in pipe
D <sub>s</sub>	0.150 m	required aggregate diameter (TR2013/018 Section 4.4.3.1)

**Thickness of Aggregate Layer**

Where:  $D_a = 2d_s$

D <sub>a</sub>	0.300 m	depth of aggregate at base of rip-rap
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**Width of Mouth of Rip-Rap (W<sub>a</sub>)**

Where:  $W_a = 3D_o$

W <sub>a</sub>	0.300 m	as per above
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**Rip-Rap Outfall Length (L<sub>a</sub>)**

Where:  $D_o (8 + 17 \times \log F_o)$

L <sub>a</sub>	1.183 m
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## Natalie Watson

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**From:** Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>  
**Sent:** Monday, 20 November 2023 11:23 am  
**To:** Natalie Watson; Rachel Kake  
**Subject:** RE: Proposed subdivision at 28 & 30 Florance Ave, Russell - Existing sewer connections

Hi Natalie,

The 110mm connection to the Council's sewer for the dwelling on Lot 2 / 30 Florance Ave) is OK.

For the dwelling on Lot 1 (28 Florance Ave), a separate connection to the Council network will be required. This can be via the existing low-pressure line but would need to discharge into a manhole. Otherwise, a gravity connection would need to be installed.

The work can be done by a registered drainlayer in accordance with the FNDC Wastewater Drainage Bylaw and Engineering Standards and will need to be paid for by the applicant.

An application form would need to be submitted to Council for any new connection to the public system.

Cheers



### Sujeet Tikaram

Development Engineer - Far North Waters Alliance  
M 027 566 1191 | P 6494015376 | Sujeet.Tikaram@fndc.govt.nz  
An alliance between Far North District Council and Ventia

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



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**From:** Natalie Watson <nat@saps.co.nz>  
**Sent:** Monday, November 20, 2023 11:04 AM  
**To:** Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>; Rachel Kake <Rachel.Kake@fndc.govt.nz>  
**Subject:** Proposed subdivision at 28 & 30 Florance Ave, Russell - Existing sewer connections

**CAUTION:** This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Sujeet & Rachel,

I hope you are both well.

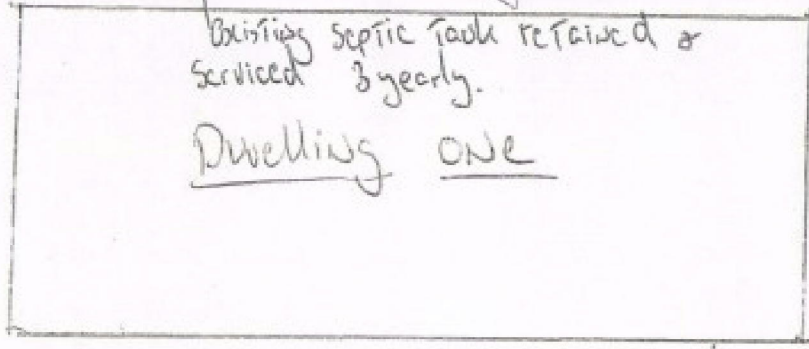
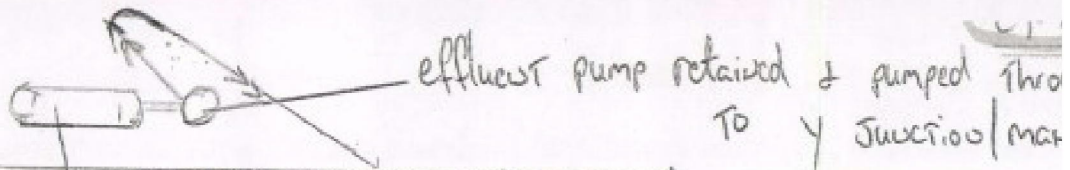
I have a query regarding our client's proposed subdivision at 28 & 30 Florance Ave, Russell. The two properties each have an existing dwelling, are held together in one title. From review of the property file, and then investigation by a drainlayer, it seems that there is a combined connection to the Council's sewer system. The property file plans (see screenshot below) show that the dwelling on Lot 2 / 30 Florance Ave) has a 110mm connection to the Council's sewer. The dwelling on Lot 1 (28 Florance Ave) has an effluent pump discharging via a 1 inch high pressure line into a Junction of Dwelling 2's pipe.

The proposal is to create a separate title for each existing dwelling – I have attached a draft scheme plan, although the layout has not been finalised.

What conditions can we expect for this consent in terms of sewerage? If a separate connection from Lot 1 is required, the owner was told by a drainlayer that they would only be responsible for providing the connection to the road and Council will take care of the rest (i.e. connection to the Council main) – but presumably this would need to be quoted, completed by an approved contractor, and paid for by the applicant. Can you please confirm?

Thank you,  
Natalie

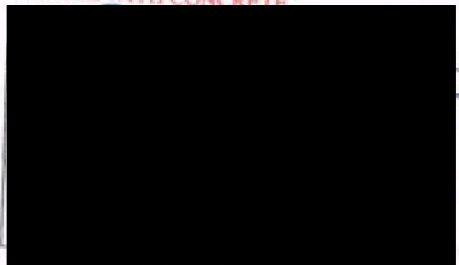
Bio cycle system  
decommission  
system  
decommission



THESE PLANS AND SPECIFICATIONS MUST BE KEPT 'ON SITE' DURING CONSTRUCTION. ALL BOUNDARY PEGS MUST BE LOCATED AND FLAGGED BEFORE WORK IS COMMENCED

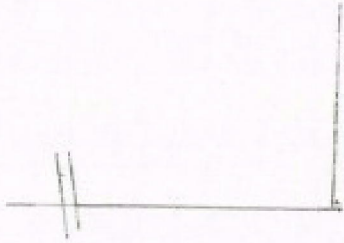
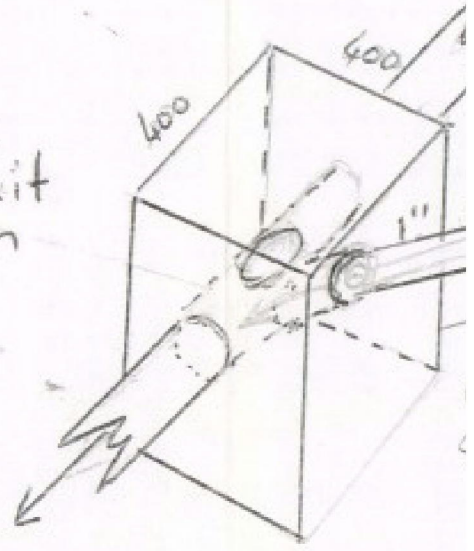
John Chapman Reg drainlayer  
# 05544

INSPECTION REQUIRED OF ALL WATER SUPPLY & SOIL/WASTE DISPOSAL PIPES, PRIOR TO COVERAGE WITH CONCRETE



BUILDER TO CHECK LOCATIONS, LEVELS, DEPTHS ETC. OF ALL INGROUND SERVICES PRIOR TO COMMENCEMENT.

100mm Y Junction stepped down to suit pressure line from dwelling one



WILLIAMS & KING  
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27 Hobson Ave  
P.O. Box 937, Kerikeri 0230, NZ



<http://www.saps.co.nz>

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17 November 2023

Natalie Watson  
Williams & King  
PO Box 937  
KERIKERI 0230

Email: [nat@saps.co.nz](mailto:nat@saps.co.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION**

**John McClenaghan & Robyn Gilhooly – 28-30 Florance Avenue, Russell. Lot 1 & 2 DP 42466.**

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is nil.

Top Energy advises that proposed Lots 1 and 2 have an existing power supply.

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely



**Aaron Birt**  
Planning and Design  
T: 09 407 0685  
E: [aaron.birt@topenergy.co.nz](mailto:aaron.birt@topenergy.co.nz)